



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



CERTIFIED MAIL - RETURN RECEIPT REQUESTED

James E. Hartl AICP  
Director of Planning

March 16, 2006

DCA Engineering Group  
17625 Crenshaw Boulevard, Suite 300  
Torrance, CA 90504

RE: PROJECT NO. 03-178-(4)  
CONDITIONAL USE PERMIT CASE NO. 03-178-(4)

Dear Applicant:

PLEASE NOTE: This document contains the Planning Commission's findings and order and conditions relating to **APPROVAL** of the above referenced case. **CAREFULLY REVIEW EACH CONDITION.**

Condition 3 requires that the permittee must file an affidavit accepting the conditions before this grant becomes effective. **USE THE ENCLOSED AFFIDAVIT FOR THIS PURPOSE.**

The applicant or **ANY OTHER INTERESTED PERSON** may **APPEAL** the Regional Planning Commission's decision to the Board of Supervisors through the office of Violet Varona-Lukens, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California, 90012. Contact the Executive Office for the necessary forms and the amount of the appeal fee at (213) 974-1426. The appeal must be postmarked or delivered in person within fifteen days after this notice is received by the applicant.

If no appeal is made during this fifteen-day period, the Regional Planning Commission action is final. Upon completion of the fifteen-day period, the applicant can submit to the Department of Regional Planning staff the acceptance affidavit and any fees, deposits, plans or other materials required by the permit conditions. At the end of the appeal period, please notarize the attached acceptance form and **hand deliver** this form and any other required fees or materials to the planner assigned to your case. It is advisable that you **make an appointment** with the case planner to assure that processing will be completed expeditiously. If you have any questions regarding this matter, please contact the Zoning Permits Section at (213) 974-6443.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Acting Director of Planning

A handwritten signature in black ink, appearing to read 'Samuel Dea', written over a horizontal line.

Samuel Dea  
Acting Supervising Regional Planner  
Zoning Permits Section I

SD:sd  
(footage: 1,714)

Attachments: Findings and Conditions, Affidavit

c: Board of Supervisors, Mike Gin, Department of Public Works (Building and Safety),  
Department of Public Works (Subdivision Mapping), Zoning Enforcement, William  
Wood, Linda Ridolfo, Richard Bulot, Jackie McGee

CONDITIONAL USE PERMIT NO. 03-178-(4)  
FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES

REGIONAL PLANNING COMMISSION HEARING DATE: July 13 and  
September 14, 2005

SYNOPSIS:

The applicant, Young Men's Christian Association (YMCA) of Metropolitan of Los Angeles, is requesting a Conditional Use Permit to authorize the expansion and continued operation of an existing YMCA facility. The proposed expansion consists of a new 800-square foot auxiliary building, a new building entrance, additional outdoor recreational amenities, a new parking lot and reconfiguration of the existing parking area to provide additional parking. Currently, there are 97 parking spaces on the 5.32-acre subject property, the additional parking area and the reconfiguration of the existing parking lot will result in 190 parking spaces. An adjacent vacant parcel, approximately 0.48 acres, will be included as part of this request to provide additional open space and walking trails. The subject property is zoned IT-DP (Institutional-Development Program) and R-2 (Two-Family Residence). The subject property is located at 301 South Bandini Street (at the southwest corner of the intersection of Bandini Street and Third Street), in the La Rambla Zoned District.

PROCEEDINGS BEFORE THE COMMISSION:

July 13, 2005 Public Hearing

A duly noticed public hearing was held before the Regional Planning Commission. Commissioners Bellamy, Rew, Helsley and Modugno were present. The Regional Planning Commission heard the staff report and received testimony from representatives of the YMCA. Supporting testimony was also received from local residents and YMCA members. Approximately 100 people attended the public hearing in support; not all proponents testified. Members of the La Rambla Neighborhood Advisory Committee and local residents testified in opposition to the proposed development. The opposition raised the following concerns:

- An environmental impact report is necessary to analyze potential project impacts
- The facility is in violation of the existing permit
- The proposed project grading is inconsistent
- Negative impacts of the existing facility

After receiving testimony, the Commission continued the public hearing to schedule a field trip to the subject property, to allow additional public testimony and the applicant to address issues raised during the hearing. Subsequently, the public hearing was continued to September 14, 2005.

August 27, 2005 Field Trip

Prior to the continued hearing, the Regional Planning Commission scheduled a field trip to the YMCA on August 27, 2005. All Commissioners were in attendance during the fieldtrip. YMCA representatives gave the Commission a tour of the expansion area. Staff also provided a windshield survey of the surrounding land uses and identified the transport route for the necessary project grading.

September 14, 2005 Continued Public Hearing

At the September 14, 2005 continued public hearing, all Commissioners were present. Members of the La Rambla Neighborhood Advisory Committee and local residents testified in opposition to the proposed development. The main concerns expressed by the opposition included impacts to the existing traffic patterns, past zoning violations and compatibility of the facility with adjacent development. The Regional Planning Commission received written and verbal comments in favor of the proposal from local residents and YMCA members. The applicant's representatives and the Director of the San Pedro YMCA testified in favor of the project and addressed issues raised during the hearing. The applicant also requested that the Commission extend the term of the grant for 30 years.

The Commission discussed various issues presented at the public hearing including the applicant's request to extend the term of the grant. The Commission determined that the proposed development is consistent with applicable provisions and criteria of the Los Angeles Countywide General Plan and the Zoning Ordinance, and the potential impacts of development have been addressed through project conditions and mitigation measures. The Commission extended the term of the grant to 20 years with an optional ten year renewal. The Commission directed the applicant to schedule regular community meetings with local residents, prohibit the use of the facility for non YMCA affiliated events, a YMCA employee must be present to supervise all special events and notification to all contractors regarding the construction hours.

There being no further testimony, the Regional Planning Commission closed the public hearing, indicated its intent to approve the permit, and directed staff to prepare the final environmental documentation and findings and conditions for approval with modifications as discussed.

Findings

1. The applicant is requesting a Conditional Use Permit to allow the continued operation of an existing Young Men's Christian Association (YMCA) facility. The existing operation of the YMCA facility includes appurtenant activities such as childcare service, recreation facility, classes, summer youth camp and community meetings. The proposed expansion consists of a new parking lot, reconfiguration of the existing parking area to provide additional

parking, a new 800-square foot auxiliary building, a new building entrance and additional outdoor recreational amenities. An adjacent vacant parcel, approximately 0.48 acres, will be included as part of this request to provide additional open space and walking trails.

2. The 5.8-acre, irregularly-shaped site is located at 301 South Bandini Street (at the southwest corner of the intersection of Bandini Street and Third Street), in the La Rambla Zoned District.
3. The subject property is zoned IT-DP (Institutional-Development Program) and R-2 (Two-Family Residence). The existing YMCA is located within the portion of the property (approximately 5.32 acres) that is zoned IT-DP. An adjacent parcel zone R-2 will be annexed to the existing facility.
4. The surrounding properties are zoned as follows:  
  
North: R-2 (Two-Family Residence) and R-3 (Limited Multiple Residence)  
East: R-2 and R-3  
South: R-1 (Single-Family Residences) and R-2  
West: R-1 and R-2
5. The 5.8-acre subject property is currently developed with an existing YMCA facility consisting of three buildings (approximately 45,500 square feet), 97 parking spaces, outdoor recreation areas comprised of trails, sports field, outdoor seating area and open space. The existing structures and the parking area are located at the northern portion of the subject property.
6. Surrounding land uses consist of the following uses:  
  
North: Single and multi-family residences  
East: Single and multi-family residences  
South: Single and multi-family residences and vacant properties  
West: Single and multi-family residences
7. The subject property is designated as Low Density Residential and Public and Semi-Public Facilities land use classifications in the Countywide General Plan. The Low Density Residential designation comprises of areas suitable for single-family developments range from one to six units per acre. The General Plan acknowledge a variety of uses such as local, commercial and industrial services, schools, churches, local parks and other community serving public facilities within this classification. The Public and Semi-Public Facilities classification includes major existing and proposed public and semi-public uses depicted on the map. This classification provides for the continued operation, expansion and construction of new facilities, as necessary, to serve current and future County residents.

8. The proposed expansion to an existing YMCA facility, as proposed by the applicant and appropriately conditioned, would be consistent with Low Density Residential and Public and Semi-Public Facilities land use designations of the General Plan. The proposal expansion will provide additional parking to the facility; the subject site has access to urban services and infrastructure, and would not cause significant adverse environmental impacts. The existing YMCA facility which has been providing recreation and education programs to the surrounding communities since 1961. The proposed expansion will not conflict with established community land use and circulation patterns.
9. The site plan submitted by the applicant depicts the 5.8-acre subject property with an existing YMCA facility consisting of three buildings (approximately 45,500 square feet), 97 parking spaces, outdoor recreation areas comprising of trails, sports field, outdoor seating area and open space. The existing structures and the parking area are located at the northern portion of the subject property. The applicant is proposing new entry doors for the structures. An additional parking lot to accommodate 64 spaces, an 800 square foot auxiliary building, walking trails and an outdoor seating area will be located at the southern portion of property. A total of 190 parking spaces are depicted (108 standard, 97 compact and 6 handicapped). Access to the facility will be provided by two driveways via Third Street to the north and Bandini Street to the east.
10. The proposed uses comply with all applicable development standards of the R-2 and IT-DP zones as provided in Section 22.40.660 and 22.40.710, as follows:
  - A. Design. The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjacent properties.  
***The applicant is not proposing to expand or significantly alter the existing structures of the facility. The proposed 800-square feet auxiliary structure located along Bandini Street would not impact adjacent residential properties as Bandini Street to the east and Canon Drive to the south provide additional buffering.***
  - B. Access and Parking. Parking spaces as required by Part 11, Chapter 22.52 shall be provided as well as adequate provisions for vehicular access and loading to prevent undue congestion on adjacent streets and highways, particularly on local streets.  
***The County Engineer has determined the occupant load of the YMCA facility (the existing structures) to be 1,160 persons, which requires 386 parking spaces pursuant to Section 22.52.1110 (one space for each three persons). The facility is not consistent with this requirement. However, parking for the YMCA was determined***

**to be adequate at 97 spaces when the facility was constructed in 1961. The current permit, approved in 1993, allows less than required parking for the facility as the parking standards have been updated. The applicant has maintained 97 on-site parking spaces as required by the conditions of the permit. The applicant is proposing to provide 93 additional parking spaces as part of this expansion. The additional parking and the reconfiguration of the existing parking areas will result in 190 parking spaces.**

- C. Development Features. The development plan shall include yards, walls, walks; landscaping and such other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive use and compatible with the character of the surrounding area.

**The applicant is not proposing to place any structures in the R-2 portion of the subject property. This design will create a buffered area between the adjacent residences and the YMCA. A trail system and seating area will be provided along the southeasterly of the site for passive recreation.**

- D. Signs. The director may allow signs subject to the standards prescribed for the C-1 Zone, where he finds that said signs will be compatible with the character and nature of the surrounding area.

**The applicant's site plan depicts two existing signs located on the northeast corner of the subject property and along the property frontage along Third Street. The applicant is not proposing any new signage.**

11. An Initial Study was prepared for this project and circulated for public review in compliance with the California Environmental Quality Act ("CEQA" California Public Resources Code Section 21000 et seq.), the State CEQA Guidelines, and the environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study identified potentially significant impacts relating to drainage/water quality, noise, air quality, biota and traffic. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project which would avoid or mitigate the effects to a point where clearly no significant effects would occur. There is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project.
12. A traffic study was prepared by the applicant and reviewed by the Department of Public Works, the recommended mitigation measures have been incorporated into the conditions of approval. An acoustical analysis

was also prepared by the applicant and the Department of Health Services has reviewed this document and conducted a field investigation. The recommendations of the Department of Health Services have been included as part of the conditions of approval.

13. Changes in the proposed project or conditions of approval are necessary in order to ensure that the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program prepared for the project. The Mitigation Monitoring Program is contained in the Mitigated Negative Declaration and identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured. The Commission finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation.
14. Hearing notices were mailed to 252 property owners and residents within a 500-foot radius of the subject property on June 8, 2005. Case materials and the environmental document were mailed to San Pedro City Library on June 10, 2005. Advertisements were published in La Opinion and the Daily Breeze on June 10, 2005. According to the applicant, public hearing notices were posted at the project site June 10, 2005.
15. County staff consulted with the La Rambla Neighborhood Advisory Committee as part of the environmental review phase of this project and considered the comments received from the community group. In addition, County staff has met with the community group prior to this public hearing to discuss their concerns regarding this project.
16. The applicant has met several times with local residents and members of the La Rambla Advisory Committee to discuss the proposed development. Approximately 48 letters, 552 post cards and a petition with 75 signatures from local residents, business owners, YMCA members and the principal of a local elementary school expressing support of the development.
17. Staff received approximately 25 letters from local residents, representatives of the La Rambla Neighborhood Advisory Committee and a petition with approximately 176 signatures opposing the development. The opposition expressed concern regarding the project's impacts relating to traffic, noise, air quality, project grading, past zoning violations and the need for an EIR to analyze potential impacts.
18. The proposed expansion will provide additional parking spaces and auxiliary amenities such as trails and usable open space for the facility. The applicant is not proposing to expand the existing structures on the subject property.



19. This proposal is consistent with policies of the Los Angeles Countywide General Plan. In addition, the YMCA has existed in the community since 1961 and has been providing needed community services.
20. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13<sup>th</sup> Floor, Hall of Records, 320 West Temple Street, Los Angeles, CA 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits I Section, Los Angeles County Department of Regional Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted general plan for the area;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety and general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the Los Angeles County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private facilities as are required;
- E. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community; and
- F. The development has provided adequate vehicular access, parking and loading so as to prevent undue traffic congestion on local streets and highways.

AND, THEREFORE, the information submitted by the applicant and presented at the hearing substantiates the required findings for a conditional use permit as set forth in Sections 22.56.090 and 22.40.040 of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. The Regional Planning Commission has considered the Mitigated Negative Declaration together with any comments received during the public review process, finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and the Mitigation Monitoring Program for the project.
2. The Mitigation Monitoring Program for the project is approved and adopted and, pursuant to Section 21081.6 of the Public Resources Code, the Commission finds that the Mitigation Monitoring Program is adequately designed to ensure compliance with the mitigation measures during project implementation.
3. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 03-178-(4) is APPROVED subject to the attached conditions.

VOTE 4-0-0

Concurring: Bellamy, Helsley, Rew, Modugno

Dissenting: None

Abstaining: None

Absent: Valadez

Action Date: March 15, 2006

**CONDITIONAL USE PERMIT CASE NO. 03-178-(4)  
CONDITIONS**

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1. This grant authorizes the use of the subject property for the expansion of an existing YMCA facility with incidental, recreational, educational and social activities and childcare services, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 12 and 13.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing with payment of the applicable fee, at least six months before the expiration date.
7. If any material provisions of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant shall terminate on March 15, 2026.** Upon the written request with the appropriate fee by the permittee not less than six (6) months prior to the termination date, the Director of Planning shall extend the term of this permit for ten (10) years to March 15, 2036, if the use is found to be in substantial compliance with the conditions of approval and has been conducted in compliance with applicable laws and regulations; and the permittee has exercised utmost diligence to resolve any Notice of Violation throughout the term of the permit.

Upon the termination of this grant, entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this grant, whether or not any modification of the use is requested at that time.

10. The subject property shall be developed, operated and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$6,600.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for forty (40) biannual zoning enforcement inspections and recovery costs for Regional Planning Staff attendance of four (4) semi-annual community meetings. The applicant shall deposit additional funds to provide 10 annual inspections, if this grant is extended pursuant to Condition No. 9. The inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant in accordance with Section 22.60.174 of the County Code, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.
12. Within 30 days of the approval date of this grant, the permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning in order to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports.
13. Within thirty (30) days of the approval date of this grant, the permittee shall remit a \$25.00 processing fee payable to the County of Los Angeles in connection with the filling and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
14. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
15. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department. All required sewage disposal and water improvements shall be installed to the satisfaction of the Department of Health Services prior to the issuance of any certificate of occupancy.
16. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.

17. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
18. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
19. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a revised site plan, similar to that presented at the public hearing, that depicts all required project changes including the following: 1) a specific area on-site designated and marked for off-street drop-off and pickup of children, and 2) scaled rendering of the size and area of the existing signage. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
20. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan, which may be incorporated into the Exhibit "A" described above. The landscape plan shall show the size, type, and location of all plants, trees, and irrigation systems.
21. The applicant shall submit a drainage concept or plan to be reviewed and approved by the Department of Public Works prior to the issuance any grading permits for the proposed development.
22. The applicant shall comply with all applicable NPDES (National Pollutants Discharge Elimination System) requirements of the Regional Water Quality Control Board and Los Angeles County Department of Public Works (LACDPW). Additional information regarding the anticipated sources of wastewater, potential pollutants generated from the operation, and methods of discharge shall be provided to the satisfaction of LACDPW.
23. The permittee shall comply with all recommendations and conditions set forth in the County of Los Angeles Department of Public Works letter dated August 7, 2003, except as otherwise modified by said Department.

24. The permittee shall comply with all recommendations and conditions set forth in the County of Los Angeles Fire Department letter dated May 14, 2004, except as otherwise modified by said Department.
25. The permittee shall comply with all recommendations and conditions set forth in the County of Los Angeles Department of Health Services letter dated July 14, 2004, except as otherwise modified by said Department.
26. During the first two years of this approval, the permittee shall conduct semi-annual (i.e. twice a year) meetings with neighbors and other interested local residents to provide a forum for community input and dialogue regarding the expansion and operation of the facility; thereafter, the permittee shall conduct said meetings annually. Not less than ten (10) calendar days before the date of each community meeting, notices of the time and place of the said community meeting shall be sent by first class mail to the Department of Regional Planning, Zoning Enforcement Section, property owners within a 500-foot radius of the subject property and all local residents who request in writing of such notification in writing. The community meetings shall be conducted at the YMCA or at a location within the San Pedro area paid for by the YMCA. No member of the public shall be denied access to said community meetings. Representative(s) of the Department of Regional Planning, Zoning Enforcement Section shall attend the community meetings during the two years of this approval. The permittee shall provide minutes, video and audio recording of each community meeting to the Department of Regional Planning, Zoning Enforcement Section not less than ten (10) calendar days after said meeting.
27. The construction, operation and maintenance of the subject YMCA facility shall be further subject to all of the following restrictions:
  - a. All graded material shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
  - b. Project construction activity shall be limited to the hours between 7:00 a.m. and 5:00 p.m. Monday through Saturday. No construction activities shall be permitted on Sundays and holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences. Generators and pneumatic compressors shall be insulated in a manner that will minimize noise impacts to adjacent residences. Parking of construction workers'

vehicles shall be on-site. The permittee shall notify all contractors in writing of the parking and schedule restrictions and postings shall be provided on-site stating said restrictions;

- c. A minimum of 190 on-site parking spaces shall be provided and continuously maintained as shown on the approved Exhibit "A", including at least six clearly marked spaces accessible to and reserved for persons with disabilities, one of which shall be van-accessible. Pursuant to Section 22.52.1082, not more than 40% or 76 of the 190 spaces shall be designated as compact spaces;
- d. The required parking spaces shall be paved and continuously available for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized use;
- e. The permittee shall maintain a designated off-street drop-off/pickup area for the daycare facility as depicted on the approved Exhibit "A";
- f. All construction equipment and activities at the project site shall be required to comply with the provisions and restrictions of Chapter 12.12 of the County Code (County Noise Control Ordinance);
- g. Outside storage of materials, including inoperable vehicles, is prohibited;
- h. The permittee shall maintain all areas of the subject property free of litter and debris. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures, or a combination of these;
- i. The permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover;
- j. The Use of the property for bingo or lotteries is prohibited. Organized events to which the general public is invited, such as fundraisers, bazaars and rummage sales are permitted in accordance with Part 14 of Chapter 22.56 of the Zoning Code. Said events shall be limited to no more than four (4) times a year and shall require the prior approval of a Temporary Use Permit. This restriction shall not apply to accessory or incidental uses, such as parties, dances, meetings and activities associated with the YMCA, which are limited to members of the facility and their guests, and enrollees of programs offered by the YMCA and their



guests. A YMCA employee shall be present to supervise said events and activities. All events and activities shall disband no later than 10:00 p.m.;

- k. All YMCA related activities and programs conducted onsite involving minors shall be monitored or supervised by trained adult volunteers or YMCA employees until the minors are released to the care and custody of a parent or responsible adult;
- l. No minor participating in YMCA related activities and program shall be permitted on the subject property without adult supervision after closing time at 10:00 p.m. Parents or legal guardians of minors must be contacted to pick up their children or dependents and the YMCA staff shall wait with the minor for the parent, guardian or responsible adult before releasing the minor or leaving the premises;
- m. Renting or leasing of the facility to groups or organizations unaffiliated to the YMCA is strictly prohibited;
- n. The regular hours of operation for the facility shall be between 5:00 a.m. and 10:00 p.m., Monday through Friday and 7:00 a.m. and 10:00 p.m., Saturday and Sunday. At least one YMCA employee must be present during these hours of operation;
- o. Trash pick-up shall be between 7:00 a.m. and 6:00 p.m., Monday through Friday;
- p. All parking lots and other exterior lighting (including those that are affixed to existing and proposed structures) shall consist of high energy efficient lighting and shall be hooded and directed away from neighboring residences to prevent direct illumination and glare. All exterior lighting shall be turned off within thirty (30) minutes after conclusion of activities, with the exception of necessary low-level sensor-activated security lighting along all pedestrian walkways leading to and from the parking lot and the property perimeter, which may remain on through the night;
- q. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times;
- r. The use of an outdoor public address system or similar acoustical device on the property is prohibited and organized team or league sports such as but not limited to football and soccer within the outdoor areas located at the southeasterly and western portion of the subject property is also prohibited; and
- s. Prior to the issuance of grading permit, the applicant shall provide a parking management plan subject to the review and approval of the Department of

**CONDITIONAL USE PERMIT CASE NO. 03-178-(4)  
CONDITIONS**

**Page 8 of 8**

Regional Planning. Said plan shall ensure adequate parking is available whether on-site or temporary off-site for events listed in Condition No. 27j of this grant.

**Attachments:**

Los Angeles County Department of Public Works letter dated August 7, 2003  
Los Angeles County Department of Health Services letter dated July 21, 2004  
Los Angeles County Fire Department letter dated May 14, 2004  
Mitigation Monitoring Programs

**FM:SD**

F:\Projects\03-178 (YMCA)\03-178 conditions.doc

**PROJECT CHANGES/CONDITIONS  
DUE TO ENVIRONMENTAL EVALUATION**

**PROJECT No. CUP 03-178**

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports by a Mitigation Monitoring Program (MMP).

**Drainage/Water Quality**

Prior to issuance of any building permits, the applicant shall comply with the requirements of the drainage concept/Standard Urban Stormwater Mitigation Plan (SUSMP) which was conceptually approved on December 28, 2004 to the satisfaction of the Department of Public Works.

**Noise**

To reduce project's noise impact to the adjacent residential areas, the following activities shall be prohibited within the proposed canyon area on the west side of the site: team sports such as football and soccer and use of public announcement system or loud speakers.

All the construction and grading activities shall be limited to between 7:00 a.m. to 5:00 p.m.

**Air Quality**

The applicant shall comply with all requirements of a construction management plan incorporating grading and construction best management practices (BMPs) and erosion control measures in order to reduce air quality impacts associated with earth moving/construction activities. A copy of the construction management plan shall be submitted to the South Coast Air Quality Management District (SCAQMD) for review and approval. A copy of the approved plan shall be forwarded to the Department of Regional Planning.

**Biota**

Prior to issuance of any grading permit, the applicant shall submit a Landscape/Revegetation Plan to the Department of Regional Planning for review and approval prior to issuance of any grading permit.

### **Traffic**

The three driveways on 3<sup>rd</sup> Street shall be consolidated into the easterly most driveway, which is currently aligned with South La Alameda Avenue.

In order to reduce construction related traffic impacts, the applicant shall limit construction-related traffic, especially construction equipment, pickup and dump trucks and other material delivery trucks, be limited to weekday off-peak hours.

Street parking shall be restricted a minimum of 25 feet in each direction adjacent to the recommended driveway on 3<sup>rd</sup> Street and the driveway on South Bandini Street.

The applicant shall submit to the Department of Public Works Land Development Review Section a 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways and driveways opposite the project frontage.

### **Mitigation Compliance**

As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting mitigation compliance report annually from the date of permit approval or as required to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date

**MITIGATION MONITORING PROGRAM**  
**PROJECT No. 03-178-(4)**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Drainage/Water Quality</b> Prior to issuance of any building permits, the applicant shall comply with the requirements of the drainage concept/Standard Urban Stormwater Mitigation Plan (SUSMP) which was conceptually approved on December 28, 2004 to the satisfaction of the Department of Public Works.	In compliance with approved drainage concept/SUSMP	Prior to issuance of grading permit	Applicant	Public Works
<b>Noise</b> To reduce project's noise impact to the adjacent residential areas, the following activities shall be prohibited within the proposed canyon area on the west side of the site: team sports such as football and soccer and use of public announcement system or loud speakers.	No team sports such as football and soccer and use of public announcement system or loud speakers within the proposed canyon area on the west side	During the life of the permit	Applicant	Health Services Regional Planning
All construction and grading activities shall be limited to between 7:00 a.m. to 5:00 p.m.	In compliance with construction schedule as specified	During construction	Applicant	Health Services
<b>Air Quality</b> The applicant shall comply with all requirements of a construction management plan incorporating grading and construction best management practices (BMPs) and erosion control measures in order to reduce	Submittal and approval of construction management plan	Prior to issuance of grading permit	Applicant	AQMD Regional Planning Public Works

**MITIGATION MONITORING PROGRAM**  
**PROJECT No. 03-178-(4)**

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
air quality impacts associated with earth moving/construction activities. A copy of the construction management plan shall be submitted to the South Coast Air Quality Management District (SCAQMD) for review and approval. A copy of the approved plan shall be forwarded to the Department of Regional Planning and Department of Public Works Building and Safety Division.				
<b>Biota</b> Prior to issuance of any grading permit, the applicant shall submit a Landscape Plan to the Department of Regional Planning for review and approval prior to issuance of any grading permit.	Submittal and approval of Landscape Plan	Prior to issuance of grading permit	Applicant	Regional Planning
<b>Traffic</b> The three driveways on 3 <sup>rd</sup> Street shall be consolidated into the easterly most driveway, which is currently aligned with South La Alameda Avenue.	Submittal and approval of 40-foot-scale site plan	Prior to issuance of grading permit	Applicant	Public Works
In order to reduce construction related traffic impacts, the applicant shall limit construction-related traffic, especially construction equipment,	Construction traffic to be limited to weekday off-peak hours.	During project construction	Applicant	Public Works

# MITIGATION MONITORING PROGRAM

PROJECT No. 03-178-(4)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
pickup and dump trucks and other material delivery trucks, be limited to weekday off-peak hours.				
Street parking shall be restricted a minimum of 25 feet in each direction adjacent to the recommended driveway on 3 <sup>rd</sup> Street and the driveway on South Bandini Street.	Submittal and approval of 40-foot-scale site plan	Prior to issuance of grading permit	Applicant	Public Works
The applicant shall submit to the Department of Public Works Land Development Review Section a 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways and driveways opposite the project frontage.	Submittal and approval of 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways opposite the project frontage.	Prior to issuance of grading permit	Applicant	Public Works
<b>Mitigation Compliance</b> As a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual under such time as all mitigation measures have been implemented.	Applicant	Regional Planning

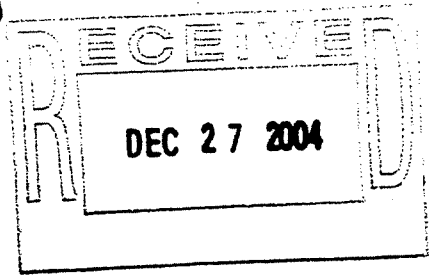


# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
[www.ladpw.org](http://www.ladpw.org)



ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: T-4

December 21, 2004

Mr. Karl M. Riemer  
DCA Civil Engineering Group  
17625 Crenshaw Boulevard, No. 300  
Torrance, CA 90504

Dear Mr. Riemer:

**SAN PEDRO PENINSULA YMCA  
CONDITIONAL USE PERMIT 03178  
REVISED TRAFFIC STUDY (NOVEMBER 8, 2004)  
SAN PEDRO AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is located at 301 South Bandini Street in the unincorporated County of Los Angeles area of San Pedro.

We disagree with the study's recommendation of alternative improvement Concept B at the Bandini Street driveway. Instead, we recommend improvement Concept A, which restricts on-street parking 25 feet adjacent to the driveway at this location.

We agree with the location of the 3rd Street driveway. The driveway must be aligned to allow nonconflicting movements to La Alameda Avenue. The driveway must also be widened to minimize nonconflicting southbound movements from La Alameda Avenue to the driveway. Detailed striping and signage plan shall be prepared and submitted to Public Works for review and approval.

We generally agree with the study that the project will not have any significant impact to County and County/City roadways in the area. However, we believe that the project may have a temporary transportation circulation impact on nearby County/City roadways and intersections during the construction of the project. We recommend that construction-related traffic, especially construction equipment, pickup and dump trucks, and other material delivery trucks, be limited on adjacent streets during weekday peak hours.





Mr. Karl M. Riemer  
December 21, 2004  
Page 2

In order to complete our review, a new 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways, and driveways opposite the project frontage, shall be prepared and submitted to our Land Development Review Section for review and approval. Generally, the access should be designed to eliminate any potential conflicts or impedance for vehicles entering the site with parked vehicles on-site and/or on-site facilities such as trash pickup area.

If you have any questions regarding the review of the document, please contact Mr. Sam Richards of our Land Development Review Section, Traffic and Lighting Division, at (626) 300-4842.

Very truly yours,

DONALD L. WOLFE  
Interim Director of Public Works

   
WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

PA:rj  
P:\t\pub\WPFILES\FILES\STU\Pat\EI04352.doc

cc: Department of Regional Planning (Hsiao Ching Chen)



JAMES A. NOYES, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

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Telephone: (626) 458-5100  
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ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

August 7, 2003

IN REPLY PLEASE  
REFER TO FILE: LD-4

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

FROM: Barry S. Witler *Barry S. Witler*  
Transportation Planning and Subdivision Review Section  
Land Development Division

### CONDITIONAL USE PERMIT NO. 03-178

We have reviewed the subject case in the San Pedro area in the vicinity of Bandini Street (301 South Bandini Street) and 3rd Street. This case is to increase on-site parking spaces in order to reduce the demand for off-site parking.

If this permit is approved, we recommend the following conditions:

1. Dedicate right of way for a 13-foot radius return at the corner of Bandini Street and Canon Drive, if not already dedicated.
2. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement on Bandini Street, 3rd Street, Arcadia Drive, and Canon Drive within or abutting the property to the satisfaction of Public Works.
3. Close any unused driveway with curb, gutter, and sidewalk on 3rd Street to the satisfaction of Public works.
4. Construct sidewalk on Arcadia Drive and Canon Drive to the satisfaction of Public Works.
5. Align the centerline of the proposed driveway on 3rd Street with the centerline of La Alameda Avenue to the satisfaction of Public works.
6. Comply with the following street lighting requirements to the satisfaction of Public Works:

- a. Provide street lights on concrete poles with underground wiring on South Bandini Street, 3rd Street, Arcadia Drive, and Canon Drive. Street lighting plans must be approved by the Street Lighting section.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation is required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$72,000 and comply with the conditions listed below in order for the Lighting Districts to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and/or levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
  - 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - 3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to Street Lighting Section. Contact the Street Lighting Section for map requirements, and for any questions at (626) 300-4726.
- c. The area must be annexed into the Lighting District, and all street lights in the project, or the current phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, and all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

Russell Fricano  
August 7, 2003  
Page 3

- d. Note that the annexation and/or assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

WH:ca

CUP 03-178 INCREASE ON-SITE PARKING SPACES.DOC

cc: Traffic and Lighting (Abdelhadi, Chinn)



COUNTY OF LOS ANGELES  
FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040

DATE: 05-14-2004

TO: Department of Regional Planning  
Permits and Variances

SUBJECT: CUP 03-178

LOCATION: 301 So. Bandini Street

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 4000 gallons per minute for 4 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☐ Install    Public and/or    On-site and/or    Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: Provide evidence on LACoFD fire flow form, Form 196, that the hydrants and available flow rate meets LACoFD requirements. This form should be submitted to the Fire Prevention, Land Development office, 5823 Rickenbacker Rd. Commerce - 90040 Phone: 323 890-4243, a for verification of these requirements.
- ☐ Location:
- ☒ Access: Access is adequate as shown.
- ☐ Special Requirements:

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Janna Masi*

Co.CUP 04/04

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES  
DEPARTMENT OF HEALTH SERVICES  
**Public Health**

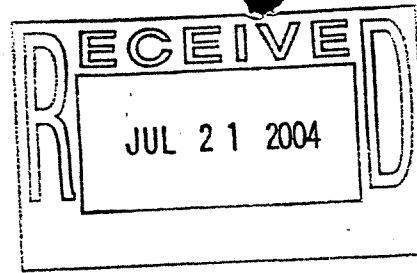
THOMAS L. GARTHWAITE, M.D.  
Director of Health Services and Chief Medical Officer

JONATHAN E. FIELDING, M.D., M.P.H.  
Director of Public Health and Health Officer

**Environmental Health**  
ARTURO AGUIRRE, Director  
5050 Commerce Drive, Room 201  
Baldwin Park, CA 91706-1423  
TEL (626) 430-5110 FAX (626) 813-3009

**Environmental Hygiene Program**  
5050 Commerce Drive, Room 115  
Baldwin Park, CA 91706-1423  
(626) 430-5440 FAX (626) 813-3025

[www.lapublichealth.org/eh](http://www.lapublichealth.org/eh)



**BOARD OF SUPERVISORS**

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**Michael D. Antonovich**  
Fifth District

July 15, 2004

Ms. Roxanne Tanemori  
Department of Regional Planning  
Impact Analysis Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Roxanne Tanemori:

**RE: Noise CUP #03-178 YMCA San Pedro, 301 S. Bandini St., San Pedro, CA**

This is to inform you that upon review of all documents and investigation at the proposed project at the YMCA San Pedro 301 S. Bandini St., San Pedro, CA., it appears the project will not significantly impact any other property with the noise it will generate nor be significantly impacted by surrounding properties. The following are our comments and or recommendations.

1. Sound monitoring to acquire the Community Noise Equivalent Level (CNEL) was conducted on 7/15/04. Sound monitoring results indicated the following CNEL values:
  - a) Northwest of property, driveway on 3<sup>rd</sup> st. adjacent to vacant land(west property) and across the street from 1140 W. 3<sup>rd</sup> St: 55.8 dBA;
  - b) East side of property/proposed reconfigured parking lot near 3<sup>rd</sup> & Bandini St. Intersection: 59.9 dBA; &
  - c) Southeast of property, Canon Dr. & entrance to vacant land(proposed walkway & crafts bldg.): 53.5 dBA.

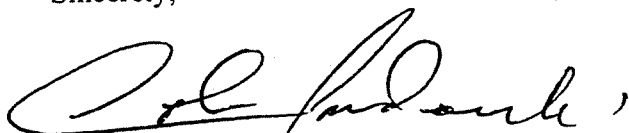
The CNEL values were compared to a chart called, "Land Use Compatibility For Community Noise Environments" to see if this project would be compatible with surrounding environmental noise. The chart is from the "Guidelines for the Preparation and Content of Noise Elements for the General Plan," written by the California Department of Health Services. According to the chart, a

CNEL of 53.5, 55.8 & 59.9 (avg. 56.4 dBA) dBA would place the project in the category of "Normally Acceptable" which may not require specialized building construction or noise insulation features included in the design in order to minimize the impact of exterior noise upon building occupants. The only proposed construction of a new building is the Arts and crafts building which will not require any specialized building noise insulation.

2. With regard to the proposed walking trail/landscaped area on the existing vacant land on the west side of the property, we concur that organized play or sports activities (i.e. football, soccer, etc.) be prohibited in this area. We recommend that no loud speaker systems or PA systems be used in this area as well as the other proposed project areas. Ms. Julie Turner, Director of San Pedro YMCA had advised that no loud speakers or PA systems will be used or proposed.
3. The applicant must abide by the County of Los Angeles Noise Ordinance sections with regard to construction, Title 12, section 12.08.440.

We appreciate the opportunity to be of service on this project and look forward to working with you in the future. If you have any questions, please contact Robert Vasquez at (626) 430-5431.

Sincerely,



Cole Landowski, MS, CIH  
Head, Environmental Hygiene Program



Los Angeles County  
Department of Regional Planning  
*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

September 11, 2005

TO: Wayne Rew, Chair  
Pat Modugno, Vice Chair  
Esther L. Valadez, Commissioner  
Leslie G. Bellamy, Commissioner  
Harold V. Helsley, Commissioner

FROM: Russell J. Fricano, Ph.D., AICP  
Section Head  
Zoning Permits I Section

*RAF*

**SUBJECT: CONDITIONAL USE PERMIT NO. 03-178-(4)**  
**September 14, 2005 Regional Planning Commission Hearing**  
**Agenda Item No. 8**

Conditional Use Permit No.03-178-(4) is a request to authorize the expansion, operation and maintenance of an existing YMCA facility (YMCA) with associated accessory uses (childcare service, classes, community meetings, outreach and sports programs) and appurtenant facilities (walking trails, pool, sport courts and parking lots) in the R-2 and IT-DP zones. The existing facility is currently operating under Conditional Use Permit and Parking Permit Nos. 91-027 which Expires November 1, 2013.

**July 13, 2005 Public Hearing**

On July 13, 2005, the Regional Planning Commission conducted a public hearing. The Regional Planning Commission heard the staff report and received testimony from representatives of the YMCA. Supporting testimony was also received from local residents and YMCA members. Approximately 100 people attended the public hearing in support; not all proponents testified. Members of the La Rambla Neighborhood Advisory Committee and local residents testified in opposition to the proposed development. The opposition raised the following concerns:

- An environmental impact report is necessary to analyze potential project impacts
- The facility is in violation of the existing permit
- The proposed project grading is inconsistent
- Negative impacts of the existing facility

After receiving testimony, the Commission continued the public hearing to schedule a field trip to the subject property and to allow additional public testimony. Subsequently, the public hearing was continued to September 14, 2005.



**August 27, 2005 Field Trip**

Prior to the continued hearing, the Regional Planning Commission scheduled a field trip to the YMCA on August 27, 2005. All Commissioners were in attendance during the visit to the YMCA facility. YMCA representatives gave the Commission a tour of the expansion area. Staff also provided a windshield survey of the surrounding land uses and identified the transport route for the necessary project grading.

At the July 13, 2005 public hearing, the Commission directed staff to address following issues relating to the adequacy of the environmental document, the YMCA's zoning violations and the proposed project grading.

**Environmental Document**

Environmental analysis for CUP 03-178 evaluated environmental impacts associated with the proposed expansion to the existing YMCA facility. Concerns raised by the opposition of the project such as existing noise and traffic impacts are exempt from the environmental analysis as the process considered only the changes beyond the baseline of the existing YMCA facility. These potential impacts were not considered within the scope of the current environmental analysis. Staff consulted with Public Works on traffic and parking impacts and Health Services on noise impacts of the proposed parking expansion project. A traffic report and a noise study have been prepared by the applicant and submitted to the Department of Public Works and Department of Health Services for review, respectively. Both departments concluded that the proposed expansion would not result in significant impacts and therefore an Environment Impact Report was not required. However, the Commission may consider imposing additional conditions to address issues raised by the opposition at the July 13 hearing.

**Zoning Enforcement History**

The Zoning Enforcement Section has provided a summary report of enforcement and permit history of the YMCA facility. The report identified the nature of each reported violation and complaint and the response of the YMCA. The report indicated that the YMCA has been operating without complaints or violations since 2003. Also, inspections conducted in 2004 have revealed that the YMCA facility is in substantial compliance with the conditions of its current CUP (**Attachment No. 1**).

**Grading Report**

As part of the environmental analysis the applicant has submitted an Earthwork Report. The report dated June 25, 2004 indicated that the amount of grading is necessary to accommodate the proposed development; the haul route and the trip count of the imported project grading were also provided (**Attachment No. 2**). The report concluded that the proposed development requires of 5,305 cubic yard of grading which includes 3,507 cubic yards of earth to be imported onto the subject property.

**Response to Public Comments**

At the July 13, 2005 public hearing, the Commission directed the applicant to respond to issues and concerns raised by the local residents of the area. As part of their rebuttal, the applicant has prepared written response addressing the Commission's direction (**Attachment No. 3**).

The attached document includes additional correspondence received by staff since the July 13, 2005, public hearing.

- Letter from an adjacent resident regarding negative impacts of the YMCA facility (**Attachment No. 4**)

**Staff Evaluation**

The applicant has requested authorization for the expansion and continued operation of an existing YMCA facility on the subject property. The facility provides needed services to the local community. The proposed expansion will provide additional parking spaces and auxiliary amenities such as trails and useable open space for the facility. The applicant is not proposing to expand the existing structures on the subject property. The applicant's proposal will not result in significant impacts to the environment that would necessitate more detail analysis such as an Environmental Impact Report. The proposed mitigation measures will adequately address potential impacts of the proposed expansion.

**Recommendation**

Prior to taking an action on this case, Staff recommends the Commission consider the facts, analysis and attachments contained in this letter along with the oral testimony and/or written comments received during the public hearing. If the Commission finds the issues and concerns of the local residents have been sufficiently addressed, then staff recommends the following motion:

<b>SUGGESTED MOTION:</b> "I move that the public hearing be closed and that the Regional Planning Commission indicates its intent to approve Conditional Use Permit No. 03-178-(5) and instruct staff to prepare the final environmental documentation and necessary findings for approval of the permit."
--

If you need further information, please call Mr. Sam Dea of my staff at (213) 974-6443 or sdea@planning.co.la.ca.us. Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

# **ATTACHMENT NO. 1**

## **DEPARTMENT OF REGIONAL PLANNING**

### **ZONING ENFORCEMENT SUMMARY REPORT**

#### **YMCA OF METROPOLITAN LOS ANGELES**

301 South Bandini Street  
La Rambla, CA

**For Proposed CUP 03-178-(4)**

#### **Background**

The subject YMCA facility was established in the unincorporated area of San Pedro in the early 1960's. In the early 1990's a new conditional use permit (CUP) and a parking permit were issued to allow for some expansion and re-modeling and to permit less than required parking spaces. These permits are scheduled to expire in November of 2013. However, as demand for parking and services has increased, YMCA found it necessary to submit a new CUP request in 2003 to accommodate a new auxiliary building, additional outdoor recreational amenities, and to double the amount of parking spaces currently provided.

This summary report is the result of a request by the Regional Planning Commission, in their consideration of the new CUP, to learn more about enforcement activities that has occurred on the property since the previous CUP and parking permit approvals in 1993. This report seeks to respond to the following questions raised by the Commission during the July 13, 2005 hearing:

- How many complaints have been filed with Zoning Enforcement?
- How many complaints were passed onto the applicant?
- How long did it take for the applicant to take actions to comply?

#### **Permit Chronology**

**May 9, 1961** – Zone Exception Case 5915 was approved to authorize the operation and maintenance of a YMCA facility in the R-1 zone of the La Rambla Zoned District

**January 2, 1962** – Zone Exception Case 6171 was approved to establish and maintain a ten unit apartment in the R-2 zone. This apartment is adjacent to the existing YMCA facility.

**November 10, 1993** – Conditional Use Permit and Parking Permit Nos. 91-027 were approved to ensure compliance with a proposed Development Program rezoning and to

## ATTACHMENT NO. 1

allow for less than required parking for the existing YMCA. As a condition of this permit, the applicant was allowed to have only 97 on-site parking spaces.

**April 7, 1994** – The Board of Supervisors adopted a zone change to rezone a portion of the property (5.27 acres) from R-1-7,500 to IT-DP.

**1997** – Revised Exhibit “A” approved for a revised parking layout involving paving and re-striping.

**1998** – Revised Exhibit “A” approved for an addition of five (5) parking spaces for a total of 102 on-site parking spaces.

### **Complaints/Enforcement Chronology**

Since the previous permit approvals in 1993, zoning enforcement staff have received 19 complaint letters with regards to the San Pedro YMCA.

**October 22, 1998** – Staff received a complaint regarding lighting and noise coming from the premises. A Notice of Violation (NOV) sent to comply with condition 8L. of CUP 91-027 regarding the lighting issue and the noise concern was forwarded to the Department of Health Services (DHS).

**December 22, 1998** – YMCA sent the Department of Regional Planning (DRP) a letter indicating that a screen/sound wall around the air conditioning adjacent to the complainant’s property has been constructed and that the purchase and installation of lighting shields have been authorized. On February 9, 1999, YMCA sent DRP a letter informing staff that installation of shields for the parking lot lighting had been completed.

**April 17, 2001 and May 4, 2001** – DRP received two letters opposing any future YMCA expansion plans.

**May 28, 2001** – DRP received a letter of complaint with regards to 4 large unshielded lights that shine directly into residential homes.

**June 26, 2001** – DRP received a letter of complaint with regards to inadequate landscaping, fencing, security issues, outside portable toilets on the property and opposition to the YMCA parking lot expansion.

**July 9, 2001** – DRP received a letter opposing YMCA parking lot expansion.

**July 22, 2001** – DRP received a letter of complaint with regards to amplified speakers.

**July 23, 2001** – DRP received a letter of complaint with regards to amplified speakers.

**July 23, July 25, and August 1, 2001** – DRP staff verified that there were violations related to inadequate landscaping, inappropriately directed outside lighting, the use of

## **ATTACHMENT NO. 1**

outside portable toilets on the property and the lack of a wheelchair ramp on the southwest corner of 3<sup>rd</sup> and Bandini Streets. Violation of the CUP with regards to the amplified speakers was not verified.

**August 27, 2001** – DRP issued a NOV to address violations found. The YMCA director agreed to address the landscaping, lighting, and toilet issues. The wheel chair ramp was completed by the time of the NOV issuance.

**November 10, 2001** – DRP received a letter opposing YMCA parking lot expansion.

**November 20, 2001** – DRP received a letter requesting clarification of issues raised at a November 15, 2001 meeting with DRP staff.

**February 6, 2002** – DRP received a letter opposing the YMCA parking lot expansion.

**February 11, 2002** – DRP received a letter alleging lack of CUP enforcement by DRP and in opposition of the YMCA parking lot expansion.

**February 24, 2002, March 14, 2002, March 15, 2002** – DRP received 4 letters opposing the YMCA parking lot expansion.

**April 10, 2002** – DRP received a letter of complaint with regards to YMCA violations of their CUP. Staff went out to investigate these matters on May 2, 2002. The following is a list of the alleged violations and whether they were verified:

- Lack of off-site parking for special events – not verified. Special parking was being provided.
- Inadequate shielding of parking lot lights – not verified.
- Lack of maintenance of irrigation and landscaping – verified. YMCA had taken steps to address this issue.
- Excessive equipment noises – YMCA hired an acoustical engineer.
- Excessive noise after closing hours – not verified.
- Excessive traffic generated by YMCA members and staff – verified. YMCA will be assigned a monitor to keep traffic moving.
- Lack of compliance with Public Works requirements – not verified.

**June 15, 2002** – DRP received a request for clarification of CUP issues for YMCA.

**June 25, 2002** – DRP received a letter of complaint with regards to the use of outside portable toilets, inappropriately directed outside lighting, noise from the YMCA's air conditioning equipment, fencing, and un-maintained landscaping.

**July 10, 2002** – DRP staff received a letter opposing the YMCA parking lot expansion.

**August 19, 2002** – YMCA faxed over a noise report from some work done with an acoustical engineer regarding the noise from the rooftop air conditioners. The noise was

## **ATTACHMENT NO. 1**

measured based on concerns from the neighbors and the times to measure were chosen by the neighbors. According to the report, the rooftop equipment complies with the County's Noise Ordinance. YMCA also indicated that off-site special event parking was available and that staff was assigned to remind people and direct them. In addition, the director explained that YMCA has a professional landscaper who was working on implementing the landscaping plan.

### **Summary Conclusion**

Out of the 19 letters DRP staff received since the approval of the CUP and parking permit, eight (8) were letters of complaints regarding YMCA's operations. Alleged violations from four (4) of the letters were verified by zoning enforcement staff. The other 11 letters DRP received were opposition letters to YMCA's proposed parking lot expansion. YMCA was notified by our department either via mail or phone calls with regards to all alleged zoning violations, whether verified or not. YMCA has made substantial effort to comply as quickly as possible with all and even some unverified violations, e.g. noise from auxiliary equipment. Since August 10, 2003, DRP zoning enforcement has not received any letters of complaints with regards to YMCA's CUP or Zoning Code violations. In 2004, staff found the site to be in substantial compliance with the CUP.

8/10/05

PH

## **ATTACHMENT NO. 2**



### **EARTHWORK REPORT**

CUP 03-178 (San Pedro YMCA)

SAN PEDRO, CA

### **DCA CIVIL ENGINEERING GROUP**

17625 Crenshaw blvd., Ste. 300

Torrance, CA 90504

[www.dcacivileng.com](http://www.dcacivileng.com)

17625 Crenshaw Blvd. ■ Suite 300 ■ Torrance ■ CA 90504-3465 ■ Tel: (310) 327-0018 ■ Fax: (310) 327-0175

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Date: 25 June 2004

Job No: 01-436-0926.000-193

Subject: CUP03-178 (SAN PEDRO & PENINSULA YMCA)

301 S. BANDINI STREET, SAN PEDRO, CA

**EARTHWORK REPORT**

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In response to the "request for review materials" as issued on 2-26-04, (Item no. 8) the following report is based on a grading study that has previously been completed for the project. The information found below relates to the earthwork that is to be completed and the associated Best Management Practices (BMP) that will be utilized during the future construction.

**Earthwork: (See attached Earthwork and Cut & Fill Exhibits)**

The proposed site work will necessitate the import of 3,507 cubic yards. This is based on the computed cut of 1,798 cubic yards and 5,305 cubic yards of fill. There will be no export as all excavated soil will be reused on site to compensate for the needed fill.

**Haul Route: (See attached exhibit)**

All trucks entering the site will follow the Harbor Freeway (I-110), head south on North Gaffey Street and then head west on 1<sup>st</sup> Street. The trucks will then head south on Bandini Street and enter the site. All exiting trucks will follow the same route to the Harbor Freeway. The proposed haul route is intended to facilitate the entrance and exit to and from the site and to limit the impact on the traffic patterns of the surrounding area.

**Trip Count:**

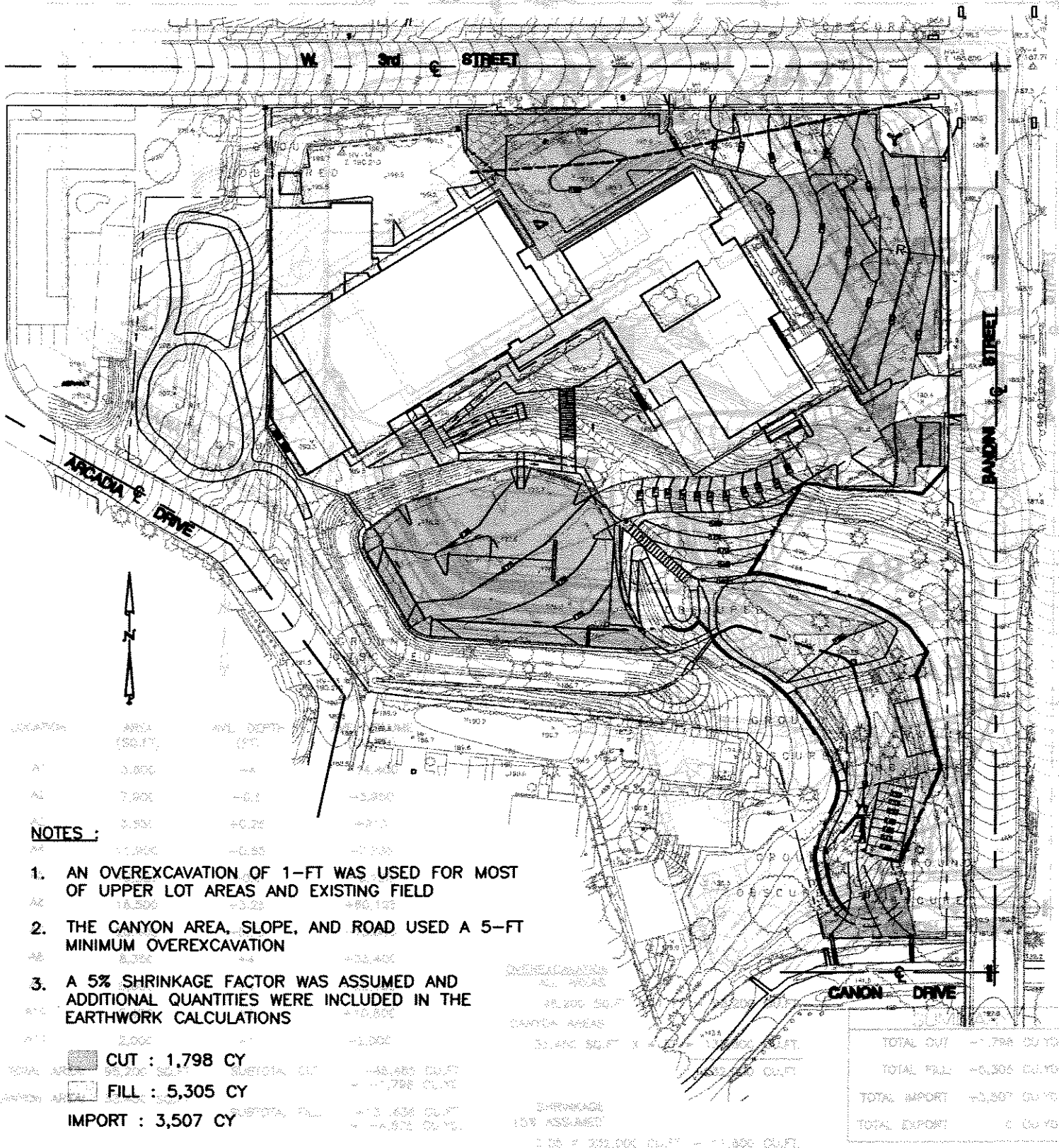
The proposed site work will result in an estimated 270 vehicle trips to import the required fill to the site. This is based on the calculated 3,507 cubic yards of fill and an estimated 13 cubic yards of fill per truckload. All trucks will enter and exit the site by the construction entrance and follow the previously mentioned haul route.

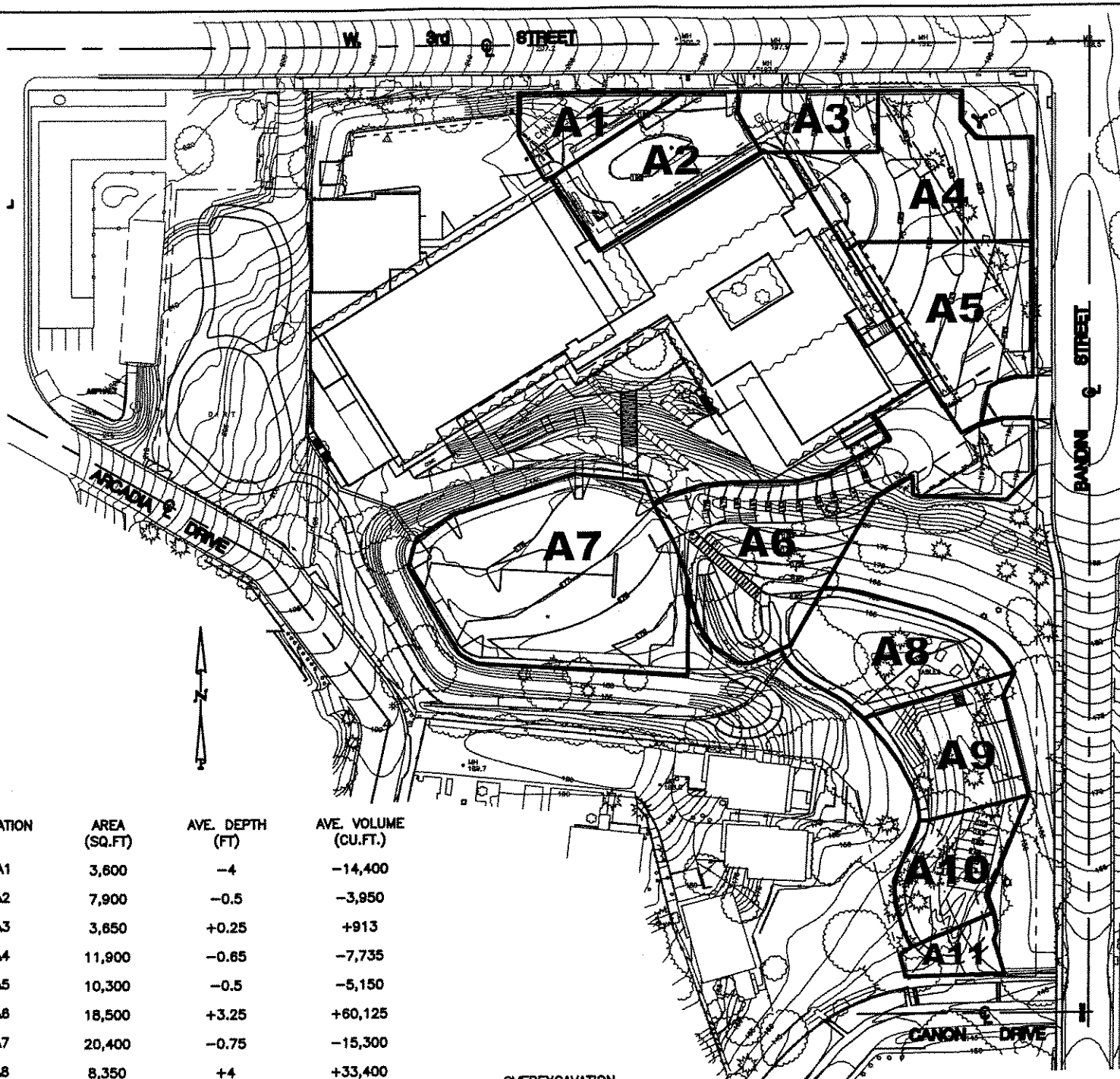


### **Construction BMP:**

Proper procedures will be followed and mitigation measures implemented to limit the amount of dust and dirt that is transported to the surrounding areas. Prior to any construction activity taking place on the site, a precise grading plan will be designed by a California Licensed Civil Engineer and approved by the Los Angeles County Department Public Works. An erosion control plan will be approved at the same time as the issuance of the grading permit and will be implemented by the contractor until the completion and acceptance of all permitted earth moving work for the project. Best Management Practices (BMPs) accepted in the industry will be adhered to, under watchful supervision of county inspectors, and will generally include the following:

There will be a construction entrance that will be used whenever a vehicle enters or exits the site (See attached sketch). This construction entrance will be graded to limit offsite runoff and will be installed with rumble racks that will reduce the amount of excess soil on the trucks. The speed of vehicles onsite will be limited and all haul trucks transporting materials will be covered. The site will be watered down on a daily basis (minimum) to reduce the amount of dust created by construction activities on the site. All water required will be supplied by a water truck that will remain on site throughout the development process. The adjacent street will be inspected for offsite tracking and any visible sediment will be swept or vacuumed on a daily basis. Soil stockpiles will be covered or protected with a temporary perimeter sediment barrier prior to the onset of precipitation. Further, a SWPPP (Storm Water Pollution Prevention Plan) will be designed, approved and implemented for the project which will clarify all BMP's.





LOCATION	AREA (SQ.FT)	AVE. DEPTH (FT)	AVE. VOLUME (CU.FT.)
A1	3,600	-4	-14,400
A2	7,900	-0.5	-3,950
A3	3,850	+0.25	+913
A4	11,900	-0.65	-7,735
A5	10,300	-0.5	-5,150
A6	18,500	+3.25	+60,125
A7	20,400	-0.75	-15,300
A8	8,350	+4	+33,400
A9	6,600	+4	+26,400
A10	5,400	+2	+10,800
A11	2,000	-1	-2,000

TOTAL AREA:	98,200 SQ.FT.	SUBTOTAL CUT:	-48,485 CU.FT. = -1,798 CU.YD.
CANYON AREA:	33,450 SQ.FT.	SUBTOTAL FILL:	+131,638 CU.FT. = +4,875 CU.YD.

**OVEREXCAVATION  
ALL AREAS:**

98,200 SQ.FT. X 1 FT = 98,200 CU.FT.

**CANYON AREAS:**

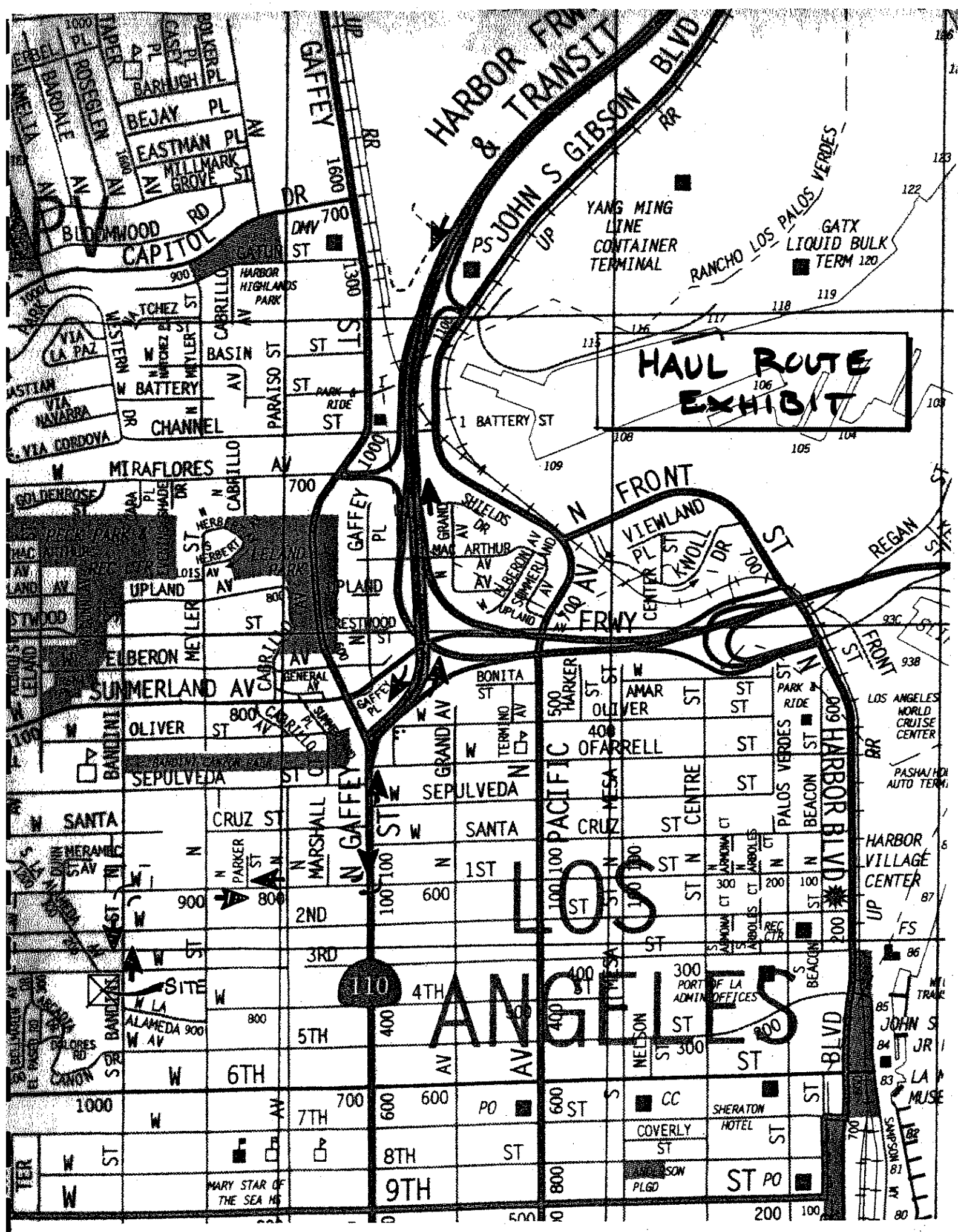
33,450 SQ.FT. X 4 FT = 133,800 CU.FT.  
232,000 CU.FT.

**SHRINKAGE:  
(5% ASSUMED)**

0.05 X 232,000 CU.FT. = 11,600 CU.FT.  
= 430 CU.YD.

**SUMMARY**

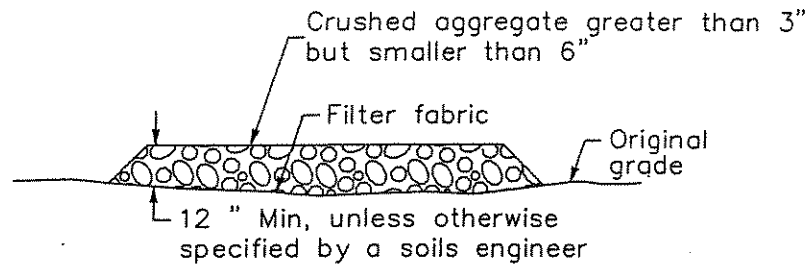
TOTAL CUT:	-1,798 CU.YD.
TOTAL FILL:	+5,305 CU.YD.
TOTAL IMPORT:	+3,507 CU.YD.
TOTAL EXPORT:	0 CU.YD.



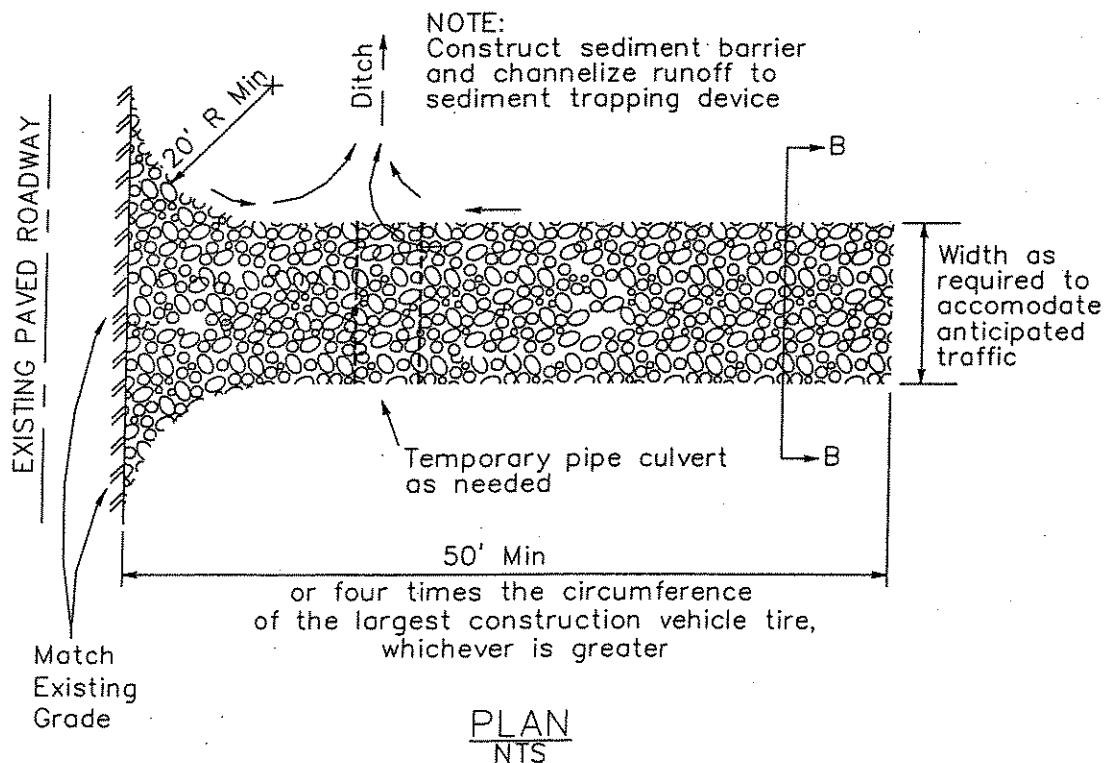
**HAUL ROUTE  
EXHIBIT**

**LOS ANGELES**

# Stabilized Construction Entrance/Exit TC-1



SECTION B-B  
NTS

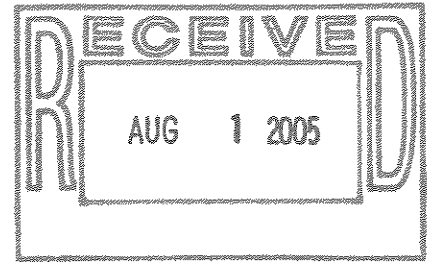


## ATTACHMENT NO. 4

July 28, 2005

Richard & Patricia Bulot  
438 Arcadia Dr.  
San Pedro, CA 90731

Mr. James E. Hartl, AICP  
Director, Department of Regional Planning  
County of Los Angeles  
320 W. Temple St. 13<sup>th</sup> Floor  
Los Angeles, CA 90012



Dear: Mr. Hartl,

This letter is to inform DRP about problems with the operation of the San Pedro & Peninsula YMCA. I will address four on-going items that violate conditions of the current YMCA CUP and, or Los Angeles County ordinances.

- First, and foremost there is a fire safety issue.
- Second, is the violation of Los Angeles county ordinance 12.08.390 exterior noise levels.
- Third, is the violation of CUP conditions causing light pollution after approved hours of operation.
- Fourth, are the after hours “special events” that are noisy and in violation of the CUP.

The fire safety issue is primarily in regard to our property, however the other three items create problems for the neighborhood as well.

One would think, that with the YMCA’s desire to expand operations and with the new CUP hearing continued to September 7<sup>th</sup>, that the YMCA would be on their best behavior. Not the case. It appears the YMCA believed they had a “slam dunk” CUP approval. Since the continuation of the hearing it seems the YMCA may be trying to “get even” with the neighborhood for its strong opposition at the July 13<sup>th</sup> CUP hearing.

As DRP has done little to resolve YMCA violations in the past, it is no wonder the YMCA has any concern for how they violate their current CUP, and county ordinances. It seems to me that the YMCA continues to spit in DRP’s “face”, as they do with their surrounding neighbors.

I have tried to be a good neighbor with the YMCA, letting them know about nuisance conditions, rarely writing to DRP to complain and ask for help. One would think the YMCA would learn from their mistakes and make changes that would prevent the problems noted above. Because we live next to the YMCA, on the south side, we are always aware of the fire hazard when the trees on their property start overgrowing our house. And, of course we are acutely aware of any problems with lighting and noise.

In the past I have spoken directly to YMCA personnel many times about all of these problems. During the time Mr. Steve Thomas was executive director of the YMCA he would periodically see to the trimming the trees. I also spoke many times with Mr. Luis Cordova, maintenance supervisor, about problems with exterior lights and noise. There are also times when I let the YMCA know about noisy motors that are annoying at all times.

During our years living next to the YMCA there have been several times when people would use their property after hours to party, smoke marijuana and drink alcoholic beverages. We have notified the YMCA of these situations. Most recently on January 29, 2005 at about 01:45 hours several late teen or early 20's men and women were very loud. They tried to enter our rear yard by climbing the fence from the YMCA side. I yelled at them to stop and that did not seem to make a difference. I told them I was calling the sheriff and they sullenly walked away. You can verify this by asking the Lomita Sheriff station to check their call records. The YMCA is an attractive nuisance to youths with nothing to do but create trouble.

Usually the YMCA would do something to correct the problems in a few days or weeks. Not as timely as one would like, half or more of the time. But here's the rub, why have the YMCA not made improvements to their plant and machinery to prevent the after hours light violations, and noise violations at all hours. And, why since Steve Thomas has left, have they allowed the trees to grow so much they now constitute a fire hazard for our house.

I have a small notepad that I use to record activities at the YMCA and some of my conversations with YMCA staff. It is from this record that I provide some of the following details.

- **Fire Hazard/Tree Trimming:** (The YMCA planted the trees abutting our property shortly after we moved in about 25 years ago. The trees are planted about two or three feet from the property line.)
  - I do not have an exact date, but the last time the YMCA trimmed the trees next to our property was about three years ago, and they only trimmed the trees on their side of the property. When I asked Luis Cordova if they were going to trim on our side of the fence he stated he was told not to trim on our side.
  - I went to see the YMCA's executive director, Ms. Julie Turner-Tissue in her office on May 24, 2005. Explained the current situation to her and she seemed to be genuinely concerned. She appeared to be acutely aware of the potential for a fire.
  - On June 6<sup>th</sup> a gentleman who takes care of the YMCA grounds came to the house and met with my wife to scope out the amount of work required to rectify the situation. She says he commented on how the trees are so terribly over grown, "They were out of control and the Y does not realize how big this job will be." On June 7<sup>th</sup> I spoke with Ms. Turner-Tissue at the YMCA, she assured me she was working on a solution. (We were gone on vacation from June 12<sup>th</sup> through July 4<sup>th</sup>.)
  - On July 8<sup>th</sup> Ms. Turner-Tissue called to discuss the details of the trimming but set no date. On July 25<sup>th</sup> I called Ms. Turner-Tissue and left word. She called back and stated she could do nothing. She stated "The commissioners are coming to visit the YMCA and have directed her to make no changes." She added that I could trim the trees if I so desired. I am retired and living on a fixed income. The YMCA has allowed their trees to get out of hand and cause a fire hazard and I do not expect to let them shirk their responsibility, or pay for the trimming.
  - Today I called LA County fire station # 83 and explained the situation to Captain Sweeny. He and another fireman visited me to see the problem first hand. Captain Sweeney will ask the YMCA to trim the trees.




- **Exterior Noise Ordinance Violations:** (I just recently learned about LA County Title 12 Environmental Protection, Chapter 12.08 Noise Control.) I find it unconscionable that DRP has allowed the YMCA to violate noise ordinances for such a long period of time.
  - I own a sound level meter that meets the specifications set forth in 12.08.340. My first use of this meter to detect levels of sound coming from the YMCA was on July 13<sup>th</sup> at 16:18 hours. The level of sound indicated was continuous at 54 dbA. This exceeds the level for residential property as stated in 12.08.390, noise zone II of 50dbA between 07:00 and 22:00 hours.
  - This level is virtually continuous during the time of 06:00 through 22:00 hours Monday through Friday and from 07:00 through 18:00 hours Saturday and Sunday. However, lately, since I started measuring levels, the noise continues on past 22:00 hours on weekends as well. There are relatively short periods of time when the noise stops during all the above periods.
  - Almost every night since July 13<sup>th</sup> the noise remains on after 22:00 hours. This is violating another level stated in 12.08.390 of 45dbA between 22:00 and 07:00 hours. The noise levels continue at 54dbA through the early morning hours. Also, the cycling on and off of the noise anywhere from midnight to after 0500 hours in the morning has awakened my wife and me. I also made note of the early morning hours noise happening during the week of May 23<sup>rd</sup>
  - It would seem that the YMCA does not wish to invest in the necessary noise reduction technology available and DRP does nothing to make the YMCA comply with LA County ordinances.
- **Light Pollution:**
  - Most of evening time periods noted above regarding noise levels also apply to light pollution from floodlights on the south side of the building. The exceptions seem to be in the early morning hours, when I measure the sound levels after 01:00 hours, the floodlights are turned off.
  - Rarely are the floodlights off before 23:30 hours and this includes weekends.
- **Noise from after hours special events:**
  - This is an on going from time to time situation that always occurs after normal hours on weekends. As mentioned earlier there was activity of some type this past weekend. And I made note of noisy activity on the evening of June 11<sup>th</sup>.
  - This kind of activity is a violation of their current CUP.

The YMCA has taken an arrogant "holier than thou", "we know what's best for the neighborhood" attitude. They have proven with their actions and inactions that they cannot be trusted. Why would DRP want to reward the YMCA with the new CUP when they have not lived up to the letter of the current CUP and county ordinances?

Thank you for taking the time to read this letter. I do expect a reply, at least to confirm DRP will take appropriate actions.

As the hearing for CUP 03-178 (4) is continued until September 7<sup>th</sup>, I am asking DRP to include this letter as more input in opposition to issuing the new and broader CUP to the YMCA.

  
Sincerely, Richard & Patty Bulot



Copies:

Mr. Don Knabe, LA County Supervisor, Dist. 4  
500 W. Temple St. #822  
Los Angeles, CA 90012

Mr. Wayne Rew – Commissioner  
Chair  
320 W. Temple 13<sup>th</sup> Floor  
Los Angeles, CA 90012

Patrick Modugno – Commissioner  
Vice Chair  
320 W. Temple St. 13th Floor  
Los Angeles, CA 90012

Leslie G. Bellamy - Commissioner  
320 W. Temple 13th Floor  
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Harold V. Helsley - Commissioner  
320 W. Temple 13th Floor  
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Los Angeles, CA 90012

Mr. Mike Gin, Deputy  
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Douglas P. Carstens  
Attorney At Law  
3250 Ocean Park Blvd. Suite 300  
Santa Monica, CA 90405 (Via E-Mail)

La Rambla Neighborhood Advisory Committee  
C/O Linda Ridolfo & Paul Siverson (Via E-Mail)



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

PROJECT No. 03-178-(4)  
**CONDITIONAL USE PERMIT**

RPC CONSENT DATE	CONTINUE TO
AGENDA ITEM <b>No. 8</b>	
PUBLIC HEARING DATE July 13, 2005	

APPLICANT MCA of Metropolitan Los Angeles	OWNER YMCA of Metropolitan Los Angeles	REPRESENTATIVE DCA Engineering Group
--	---	---

**REQUEST**  
Conditional Use Permit: To authorize the expansion and the continued operation of an existing YMCA facility. The applicant is proposing to develop additional parking spaces, an accessory building and driveway and landscape improvements on the subject property. The applicant is also proposing to redesign the interior driveways and relocate the existing vehicular entrances of the subject property

LOCATION/ADDRESS 31 South Bandini Street (at the southwest corner of the intersection of Bandini Street and 3 <sup>rd</sup> Street)	ZONED DISTRICT La Rambla		
	COMMUNITY San Pedro		
	EXISTING ZONING IT-DP (Institutional-Development Program) and R-2 (Two-Family Residence)		
ACCESS 3 <sup>rd</sup> Street and Bandini Street	EXISTING LAND USE Private recreation facility (YMCA)	SHAPE Irregular	TOPOGRAPHY Flat to sloping

<b>SURROUNDING LAND USES &amp; ZONING</b>	
North: Single and multi-family residences/R-2 and R-3 (Limited Multiple Residence)	East: Single and multi-family residences/R-2 and R-3
South: Single and multi-family residences and vacant properties/R-1 and R-2	West: Single and multi-family residences/R-1 and R-2

<b>GENERAL PLAN</b>	<b>DESIGNATION</b>	<b>MAXIMUM DENSITY</b>	<b>CONSISTENCY</b>
Countywide	Public Facilities (P) and Low Density Residential (1)	N/A	See staff analysis

**ENVIRONMENTAL STATUS**  
Mitigated Negative Declaration

**DESCRIPTION OF SITE PLAN**  
The applicant's site plan depicts an existing YMCA facility consisting of three buildings (approximately 45,500 square feet), 97 parking spaces, outdoor recreation areas comprising of trails, seating area and open space. The existing structures and the parking area are located at the northern portion of the subject property. The applicant is proposing new entry doors for the multi-story structures. Additional parking lot to accommodate 64 spaces, an 800 square foot building, walking trails and an outdoor seating area will be located at the southern portion of property. A total of 190 parking spaces are depicted (108 standard, 97 compact and 6 handicapped). Access to the facility will be provided by two driveways via 3<sup>rd</sup> Street to the north and Bandini Street to the east.

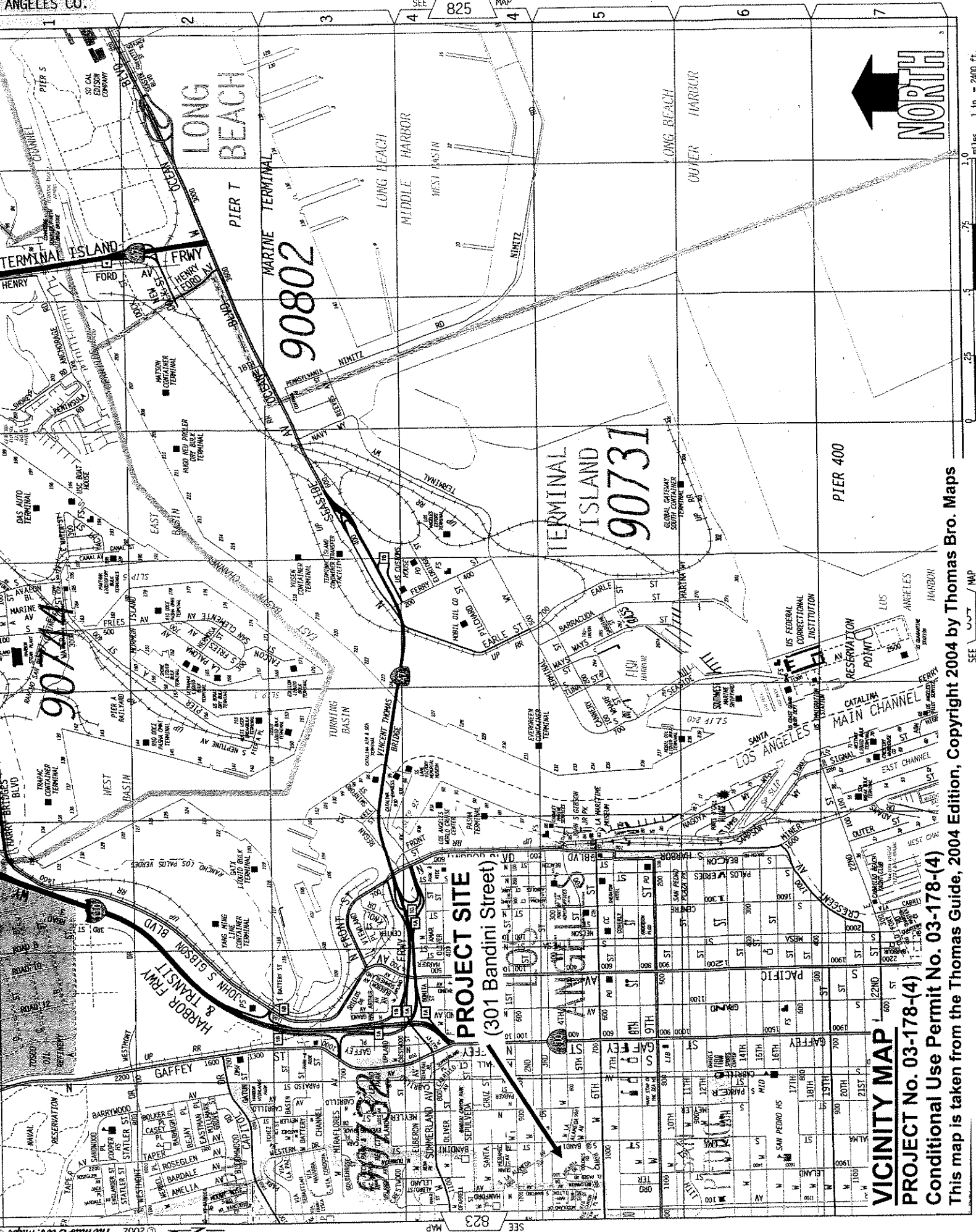
**KEY ISSUES**

- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
- The existing facility is operating under Conditional Use Permit No. 91-027.
- The applicant is proposing to import approximately 3,500 cubic yard of earth to implement the proposed development.  
(If more space is required, use opposite side)

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING MEMBERS ABSENT
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS*	PETITIONS	LETTERS
(O) (F)	(O) (F)	(O) (F)

\*(O) = Opponents (F) = In Favor



PROJECT SITE  
(301 Bandini Street)

VICINITY MAP

PROJECT No. 03-178-(4)

Conditional Use Permit No. 03-178-(4)

This map is taken from the Thomas Guide, 2004 Edition, Copyright 2004 by Thomas Bro. Maps

## **STAFF ANALYSIS**

### **PROJECT NUMBER**

03-178-(4)

### **CASE NUMBER**

Conditional Use Permit No. 03-178-(4)

### **OVERVIEW OF PROPOSED PROJECT**

The applicant, Young Men's Christian Association (YMCA) of Metropolitan of Los Angeles, is requesting a Conditional Use Permit to authorize the expansion and continued operation of an existing YMCA facility.

The existing operation of the YMCA facility includes appurtenant activities such as childcare service, recreation facility, classes, summer youth camp and community meetings. The proposed expansion consists of a new parking lot and reconfiguration of the existing parking area to provide additional parking. Currently, there are 97 parking spaces on the subject property, the additional parking area and the reconfiguration of the existing parking lot will result in 190 parking spaces. An adjacent vacant parcel, approximately 0.48 acres, will be included as part of this request to provide additional open space and walking trails. Also, the applicant is proposing to construct a new 800-square foot auxiliary building, a new building entrance, additional outdoor recreational amenities (trails and seating area), new access driveways and drainage improvement on the subject property. The proposed development will require approximately 3,500 cubic yard of imported earth to the subject property.

### **DESCRIPTION OF SUBJECT PROPERTY**

#### **Location**

The subject property is located at 301 South Bandini Street (at the southwest corner of the intersection of Bandini Street and Third Street), in the La Rambla Zoned District.

Access to the subject property will be from Bandini Street to the east and Third Street to the north. Bandini Street and Third Street are both improved roadways with 70 and 60 feet of right-of-way, respectively. The facility will be served by a driveway system accessing Bandini Street and Third Street. An existing driveway with gated access is also available on Arcadia Drive.

#### **Physical Features**

The irregular shaped subject property is approximately 5.8 acres in size comprised of three parcels (APNs 7452-023-10, 22 and 24) and flanked by Third Street to the north, Bandini Street to the east, Arcadia Drive to the southeast and Canon Drive to the south. The topography of the site consists of level areas located at the northern portion of the site and a north/south sloping ravine to the south. Three attached buildings connected by a covered walkway, approximately 45,500 square feet in size, and a parking with 97 parking spaces are located at the northerly portion of the property. The southerly portion of the subject property consists of an open sports field, walking trails and open space with seating area.

The facility currently operates from 5:00 a.m. to 10:00 p.m. Monday through Friday and 7:00 a.m. to 10:00 p.m. Saturday and Sunday (the existing permit allows 5:00 a.m. to 10:00 p.m., Mondays through Sundays). The applicant is not proposing to change the hours of operation or increase the size of the existing structures.

### **ENTITLEMENT REQUESTED**

The applicant has requested a Conditional Use Permit to authorize the expansion, operation and maintenance of an existing YMCA facility with associated accessory uses (childcare service, classes, community meetings, outreach and sports programs) and appurtenant facilities (walking trails, pool, sport courts and parking lots) in the R-2 and IT-DP zones.

### **EXISTING ZONING**

#### **Subject Property**

The subject property is zoned IT-DP (Institutional-Development Program) and R-2 (Two-Family Residence). The existing YMCA is located within the portion of the property (approximately 5.32 acres) that is zoned IT-DP. An adjacent parcel zone R-2 will be annex to the existing facility. This 0.48-acre parcel will provide additional walking trails and open space.

#### **Surrounding Properties**

The surrounding properties are zoned:

North: R-2 (Two-Family Residence) and R-3 (Limited Multiple Residence)  
East: R-2 and R-3  
South: R-1 (Single-Family Residences) and R-2  
West: R-1 and R-2

### **EXISTING LAND USES**

#### **Subject Property**

The subject site is currently improved with a YMCA facility, appurtenant parking and outdoor amenities consisting of a sports field, walking trails, open space and seating area.

#### **Surrounding land uses consist of:**

North: Single and multi-family residences  
East: Single and multi-family residences  
South: Single and multi-family residences and vacant properties  
West: Single and multi-family residences

### **PREVIOUS CASES/ZONING HISTORY**

The following zoning case has been filed on the subject property:

Zone Exception Case No. 5915-(4): To operate and maintain a YMCA facility in the R-1 Zone; approved May 9, 1961.

Zone Exception Case No. 6171-(4): To establish and maintain a ten unit apartment in the R-2 zone; approved January 2, 1962.

Zone Change No. 91-027-(4): Request to rezone portion of the property (5.27 acres) from R-1-7,500 to IT-DP; adopted by the Board of Supervisors on April 7, 1994.

Conditional Use Permit and Parking Permit Nos. 91-027-(4): To ensure compliance with the Development Program zoning and to allow for less than required parking for an existing YMCA; approved November 10, 1993 (Expires November 1, 2013).

Lot Line Adjustment No. 102-077: Request to reconfigure the property lines between portion of the subject property (the proposed annex) and an adjacent property (not part of subject property); approved March 27, 2003.

EF No. 982628: This Enforcement case was opened in response to community concerns regarding the operation of the YMCA facility, compliance with the conditions of approval of CUP No. 91-027, inadequate landscaping, noise and lighting spillover onto adjacent properties. Notice was sent to the YMCA regarding the complaints and the facility was found to be in substantial compliance with the conditions of approval and the approved site plan of CUP No. 91-027. The enforcement case has been held in abeyance. The YMCA facility has been operating without further complaints or enforcement activities since August 10, 2003.

### **GENERAL PLAN**

The subject property is designated as Low Density Residential and Public and Semi-Public Facilities land use classifications in the Countywide General Plan. The Low Density Residential designation comprises of areas suitable for single-family developments range from one to six units per acre. The General Plan acknowledge a variety of uses such as local, commercial and industrial services, schools, churches, local parks and other community serving public facilities within this classification. The Public and Semi-Public Facilities classification includes major existing and proposed public and semi-public uses depicted on the map. This classification provides for the continued operation, expansion and construction of new facilities, as necessary, to serve current and future County residents.

The proposed expansion to an existing YMCA facility, as proposed by the applicant and appropriately conditioned, would be consistent with Low Density Residential and Public and Semi-Public Facilities land use designations of the General Plan. The proposal expansion will provide additional parking to the facility; the subject site has access to urban services and infrastructure, and would not cause significant adverse environmental impacts.

### **Pertinent Policies**

The following policies of the Plan are applicable to the applicant's proposal.

- Ensure continuing opportunity for citizen involvement in the land use decision-making process. (P III-15)  
*The hearing process of the applicant proposal would be consistent with this policy.*
- Improve the quality and accessibility of critical urban services including crime control, health, recreational and educational services. (P I-25)  
*The applicant intends expand an existing YMCA facility which has been providing recreation and education programs to the surrounding communities since 1961.*

## **SITE PLAN**

### **General Description**

The applicant's site plan depicts the 5.8-acre subject property with an existing YMCA facility consisting of three buildings (approximately 45,500 square feet), 97 parking spaces, outdoor recreation areas comprising of trails, sports field, outdoor seating area and open space. The existing structures and the parking area are located at the northern portion of the subject property. The applicant is proposing new entry doors for the structures. An additional parking lot to accommodate 64 spaces, an 800 square foot auxiliary building, walking trails and an outdoor seating area (the applicant did not specify the seating capacity of this area) will be located at the southern portion of property. A total of 190 parking spaces are depicted (108 standard, 97 compact and 6 handicapped). Access to the facility will be provided by two driveways via Third Street to the north and Bandini Street to the east.

### **Consistency with Applicable Zoning Standards**

The YMCA currently offers a variety of recreational and educational programs to its members and local residents in San Pedro and surrounding communities. The YMCA facility is consistent with the IT-DP and R-2 zones as it currently operating under an approved Conditional Use Permit. Pursuant to Section 22.40.660 of the County Code, the intent and purpose of the IT zone is to allow publicly and privately owned uses which provide public services to the community. Staff has reviewed the proposed site plan pursuant to Section 22.40.710 and has found the facility to be in compliance with the following development standards of the IT zone:

- A. Design. The arrangement of buildings, architectural design and types of uses shall be such so as to minimize adverse impacts on adjacent properties.  
*The applicant is not proposing to expand or significantly alter the existing structures of the facility. The proposed 800-square foot auxiliary structure located along Bandini Street would not impact adjacent residential properties as Bandini Street to the east and Canon Drive to the south provide additional buffering.*

- B. Access and Parking. Parking spaces as required by Part 1 1, Chapter 22.52 shall be provided as well as adequate provisions for vehicular access and loading to prevent undue congestion on adjacent streets and highways, particularly on local streets. *The County Engineer has determined the occupant load of the YMCA facility (the existing structures) to be 1,160 persons, which requires 386 parking spaces pursuant to Section 22.52.1110 (one space for each three persons). The facility is not consistent with this requirement. However, parking for the YMCA was determined to be adequate at 97 spaces when the facility was constructed in 1961. The current permit, approved in 1993, allows less than required parking for the facility as the parking standards have been updated. The applicant has maintained 97 on-site parking spaces as required by the conditions of the permit. The applicant is proposing to provide 93 additional parking spaces as part of this expansion. The additional parking and the reconfiguration of the existing parking areas will result in 190 parking spaces.*

*The applicant has provided an analysis of the parking demand of the facility and its related activities (Attachment H). This document indicated that the proposed expansion will address the parking demand of the facility. The other components of the proposed expansion such as the auxiliary building, additional trails, open space and outdoor seating are a will not likely increase the capacity of the YMCA. Staff is of the opinion that the proposed expansion will adequately addressed issues relating to parking and access of the YMCA facility. The conditions of approval will required the YMCA to provide a parking management plan to address special event parking. The proposal would be consistent with Section 22.40.710(B) of the IT zone.*

- C. Development Features. The development plan shall include yards, walls, walks; landscaping and such other features as may be needed to make the development attractive, adequately buffered from adjacent more restrictive use and compatible with the character of the surrounding area. *The applicant is not proposing to place any structures in the R-2 portion of the subject property. This design will create a buffered area between the adjacent residences and the YMCA. A trail system and seating area will be provided along the southeasterly of the site for passive recreation.*
- D. Signs. The director may allow signs subject to the standards prescribed for the C-1 Zone, where he finds that said signs will be compatible with the character and nature of the surrounding area. *The applicant's site plan depicts two existing signs located on the northeast corner of the subject property and along the property frontage along Third Street. The applicant is not proposing any new signage.*



Pursuant to Section 22.56.040, in addition to the information required in the application, for conditional use permits the applicant shall substantiate to the satisfaction of the Commission, the following facts:

1. That the requested use at the location proposed will not:
  - A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, of as is otherwise required in order to integrate said use with the uses in the surrounding area.
3. That the proposed site is adequately served:
  - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  - B. By other public or private service facilities as are required.

**Applicant's Burden of Proof Responses**

Applicant's responses attached (**Attachment A**). Staff is of the opinion that the applicant has sufficiently addressed Burden of Proof issues in a fashion that substantiate the findings required by Section 22.56.040 of the County Code.

**ENVIRONMENTAL DOCUMENTATION**

The Department of Regional Planning has determined that a Mitigated Negative Declaration is the appropriate environmental documentation for this project under California Environmental Quality Act (CEQA) reporting requirements. An Initial Study was prepared for this project in compliance with environmental guidelines and reporting procedures of the County of Los Angeles. The Initial Study showed that conditions or changes in the project are necessary in order to assure there is no substantial evidence that the project may have a significant effect on the environment. A traffic study was prepared by the applicant and reviewed by the Department of Public Works, the recommended mitigation measures have been incorporated into the draft conditions. An acoustical analysis was also prepared by the applicant and the Department of Health Services has reviewed this document and conducted a field investigation. The recommendations of the Department of Health Services have been included as part of the draft conditions.

During the environmental review phase of the project staff received comment letters from County Departments including Public Works and Health Services. Their correspondence has been included as an attachment to the environmental document. Comments pertain to potential traffic and noise impacts. The comments and requirements have been included

as part of the Mitigation Monitoring Program. Compliance with the attached project mitigation measures is required as a condition of approval for the subject conditional use permit. The following potential impacts were identified: drainage/water quality, noise, air quality, biota and traffic which are documented in the attached Mitigated Negative Declaration and corresponding Mitigation Monitoring Plan.

**Drainage/water quality:** The applicant is required to comply with the requirements of the approved drainage concept and Standard Urban Stormwater Mitigation Plan prior to issuance of grading permit.

**Noise:** The applicant is prohibited from conducting organized team sports in the outdoor area located at the west and southeast portion of the site. Outdoor public address system is also prohibited and construction activities are limited between 7:00 a.m. to 5:00 p.m.

**Air Quality:** The applicant is required to submit a construction management plan for approval prior to grading permit issuance.

**Biota:** The applicant is required to submit a landscape plan for review and approval prior to grading permit issuance.

**Traffic:** The applicant is required to implement road improvements such as driveway consolidation, upgraded street lights and sidewalks, curbs and gutter. Also, street parking along Third Street and Bandini Street will be restricted and construction traffic will be limited to weekday off-peak hours.

#### **COUNTY DEPARTMENT COMMENTS AND RECOMMENDATIONS**

##### **COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS**

The Department of Public Works provided comments dated August 7, 2003 regarding this request (**Attachment B**); their comments are included as an attachment to this document. Issues discussed in this correspondence included recommended street improvements as part of recommended project conditions.

##### **COUNTY OF LOS ANGELES FIRE DEPARTMENT**

The Los Angeles County Fire Department provided comments dated May 14, 2004 regarding this request (**Attachment C**); their comments regarding access and hydrant locations are included as an attachment to this document.

##### **COUNTY OF LOS ANGELES HEALTH SERVICES DEPARTMENT**

An acoustical analysis was prepared by the applicant's consultant and field observation was conducted by Department of Health Services. The Health Department provided comments relating to noise in their letter dated July 15, 2004 (**Attachment D**). Their comments have been included as part of the recommended project conditions.

#### **LEGAL NOTIFICATION/COMMUNITY OUTREACH**

Hearing notices were mailed to 252 property owners and residents within a 500-foot radius of the subject property on June 8, 2005. Case materials and the environmental document were mailed to San Pedro City Library on June 10, 2005. Advertisements were published in La Opinion and the Daily Breeze on June 10, 2005. According to the applicant, public hearing notices were posted at the project site June 10, 2005.

County staffs have consulted with the La Rambla Neighborhood Advisory Committee as part of the environmental review phase of this project and considered the comments received from the community group. In addition, County staffs have scheduled to meet with the community group prior to this public hearing to discuss their concerns regarding this project. Staff will provide an update of this meeting to the Commission at the scheduled public hearing.

### **PUBLIC COMMENTS**

The applicant has met several times with local residents and members of the La Rambla Advisory Committee to discuss the proposed development. The applicant has submitted a summary of their outreach efforts (**Attachment E**). Staff is in receipt of 48 letters, 552 post cards and a petition with 75 signatures from local residents, business owners, YMCA members and the principal of a local elementary school expressing support of the development. A sampling of the correspondence is included in this report (**Attachment F**).

Staff is in receipt of approximately 25 letters from local residents, representatives of the La Rambla Neighborhood Advisory Committee and a petition with approximately 176 signatures opposing the development. The opposition expressed concern regarding the project's impacts relating to traffic, noise, air quality, project grading, past zoning violations and the need for an EIR to analyze potential impacts. A sampling of their correspondence is included in this report (**Attachment G**).

### **STAFF EVALUATION**

The applicant has requested authorization for the expansion and continued operation of an existing YMCA facility on the subject property. The proposed expansion will provide additional parking spaces and auxiliary amenities such as trails and usable open space for the facility. The applicant is not proposing to expand the existing structures on the subject property. This proposal was found to be consistent with policies of the Los Angeles Countywide General Plan. In addition, the YMCA has existed in the community since 1961 and has been providing needed community services. The proposed project is consistent to most zoning provision.

Comments from public agencies and the La Rambla Neighborhood Advisory Committee regarding facility operation and the mitigation of proposed impacts have been duly considered. These requirements have been incorporated into the draft conditions and the Mitigation Monitoring Program.

Local residents have expressed concern regarding the YMCA's impacts relating to traffic, air quality, project grading and past zoning violations. Mitigation measures and conditions

such as road improvements, light placement, limitation on hours of operation and additional inspections can address some of these concerns. The applicant has provided traffic and acoustical studies to analyze potential impacts relating to noise and traffic and provided mitigation measures which minimize these impacts. These measures have been included as part of the recommended conditions.

If approved, staff recommends a twenty (20) year term for the requested Conditional Use Permit. Staff also recommends that the facility be inspected biannually for compliance with the final conditions of approval. This requirement is based on the need to re-evaluate the compatibility of the project with the surrounding community and the facility's compliance with the conditions of approval.

### **FEES/DEPOSITS**

If approved as recommended by staff, the following will apply:

#### **Zoning Enforcement:**

1. Cost recovery deposit of \$6,000.00 to cover the costs of the forty (40) recommended biannual zoning enforcement inspections. Additional funds would be required if violations are found on the property.

#### **Environmental Mitigation Monitoring:**

3. The permittee shall deposit the sum of \$3,000 with the Department of Regional Planning in order to defray the cost of reviewing the mitigation measures in the Mitigation Monitoring Program.

### **STAFF RECOMMENDATION**

#### **Approval**

Prior to making a decision on this case, staff recommends the Regional Planning Commission consider the facts, analysis and correspondence contained in this report along with the oral testimony and/or written comments received during the public hearing.

If the Commission finds the applicant satisfies the conditional use permit burden of proof requirements for this request, than Staff recommends **Approval** of Conditional Use Permit No. 03-178-(4), subject to the attached draft conditions.

### **SUGGESTED MOTION**

"I MOVE THAT THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION INDICATE ITS INTENT TO APPROVE CONDITIONAL USE PERMIT CASE NO. 03-178-(4) AND INSTRUCT STAFF TO PREPARE THE FINDINGS AND CONDITIONS FOR APPROVAL."

#### **Attachments:**

Copy of Thomas Guide Map

**CONDITIONAL USE PERMIT NO. 03-178-(4)**  
**STAFF ANALYSIS**

**Page 10 of 10**

Proposed Mitigation Measures  
Draft Conditions  
Burden of Proof  
Photos  
Attachments  
Land Use Radius Map  
Site Plan

Prepared by: Samuel Dea, Principal Regional Planning Assistant  
Reviewed by: Russell J. Fricano, Ph.D., AICP, Supervising Regional Planner

RJF:SD

**CONDITIONAL USE PERMIT CASE NO. 03-178-(4)**  
**DRAFT CONDITIONS**

**Page 1 of 7**

1. This grant authorizes the use of the subject property for the expansion of an existing YMCA facility with incidental, recreational, educational and social activities and childcare services, as depicted on the approved Exhibit "A", subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning an affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition Nos. 10, 13 and 14.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
  - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Section 2.170.010 of the Los Angeles County Code.

6. This grant shall expire unless used within 2 years from the date of approval. A one-year time extension may be requested, in writing with payment of the applicable fee, at least six months before the expiration date.
7. If any material provisions of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the property during the term of this grant, the permittee shall promptly provide a copy of the grant and its conditions to the transferee or lessee, as applicable, of the subject property.
9. **This grant shall terminate on XX X, 2025.** Entitlement to the use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination date of this grant, whether or not any modification of the use is requested at that time.
10. The subject property shall be developed, operated and maintained in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in such full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of \$6,000.00. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plan on file. The fund provides for forty (40) biannual zoning enforcement inspections. The inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).

12. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant in accordance with Section 22.60.174 of the County Code, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. The permittee shall pay or reimburse the County of all necessary fees associated with such hearing.
13. Within 30 days of the approval date of this grant, the permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning in order to defray the cost of reviewing and verifying the information contained in the required mitigation monitoring reports.
14. Within fifteen (15) days of the approval date of this grant, the permittee shall remit a \$25.00 processing fee payable to the County of Los Angeles in connection with the filling and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.
15. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless specifically modified by this grant, as set forth in these conditions or shown on the approved plans.
16. The subject property shall be developed and maintained in compliance with requirements of the Los Angeles County Department of Health Services. Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department. All required sewage disposal and water improvements shall be installed to the satisfaction of the Department of Health Services prior to the issuance of any certificate of occupancy.
17. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
18. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
19. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather



permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

20. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a revised site plan, similar to that presented at the public hearing, that depicts all required project changes including the following: 1) a specific area on-site designated and marked for off-street drop-off and pickup of children, and 2) scaled rendering of the size and area of the existing signage. The property shall be developed and maintained in substantial conformance with the approved Exhibit "A". In the event that subsequent revised plans are submitted, the permittee shall submit three (3) copies of the proposed plans to the Director for review and approval. All revised plans must be accompanied by the written authorization of the property owner.
21. Within sixty (60) days of the approval date of this grant, the permittee shall submit to the Director for review and approval three (3) copies of a landscape plan, which may be incorporated into the Exhibit "A" described above. The landscape plan shall show the size, type, and location of all plants, trees, and irrigation systems.
22. The applicant shall submit a drainage concept or plan to be reviewed and approved by the Department of Public Works prior to the issuance any grading permits for the proposed development.
23. The applicant shall comply with all applicable NPDES (National Pollutants Discharge Elimination System) requirements of the Regional Water Quality Control Board and Los Angeles County Department of Public Works (LACDPW). Additional information regarding the anticipated sources of wastewater, potential pollutants generated from the operation, and methods of discharge shall be provided to the satisfaction of LACDPW.
24. The permittee shall comply with all recommendations and conditions set forth in the County of Los Angeles Department of Public Works letter dated August 7, 2003, except as otherwise modified by said Department.
25. The permittee shall comply with all recommendations and conditions set forth in the County of Los Angeles Fire Department letter dated May 14, 2004, except as otherwise modified by said Department.
26. The permittee shall comply with all recommendations and conditions set forth in the County of Los Angeles Department of Health Services letter dated July 14, 2004, except as otherwise modified by said Department.

27. The construction, operation and maintenance of the subject YMCA facility shall be further subject to all of the following restrictions:
- a. All graded material shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day. All clearing, grading, earth moving or excavation activities shall cease during periods of high winds (i.e. greater than 20 mph averaged over one hour) to prevent excessive amounts of dust. Any materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust;
  - b. Project construction activity shall be limited to the hours between 7:00 a.m. and 5:00 p.m. Monday through Saturday. No construction activities shall be permitted on Sundays and holidays. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences. Generators and pneumatic compressors shall be insulated in a manner that will minimize noise impacts to adjacent residences. Parking of construction workers' vehicles shall be on-site;
  - c. A minimum of 190 on-site parking spaces shall be provided and continuously maintained as shown on the approved Exhibit "A", including at least six clearly marked spaces accessible to and reserved for persons with disabilities, one of which shall be van-accessible. Pursuant to Section 22.52.1082, not more than 40% or 76 of the 190 spaces shall be designated as compact spaces;
  - d. The required parking spaces shall be paved and continuously available for vehicular parking only and shall not be used for storage, vehicle repair, or any other unauthorized use;
  - e. The permittee shall maintain a designated off-street drop-off/pickup area for the daycare facility as depicted on the approved Exhibit "A";
  - f. All construction equipment and activities at the project site shall be required to comply with the provisions and restrictions of Chapter 12.12 of the County Code (County Noise Control Ordinance);
  - g. Outside storage of materials, including inoperable vehicles, is prohibited;
  - h. The permittee shall maintain all areas of the subject property free of litter and debris. All outdoor trash containers shall be covered and all trash enclosure areas shall be screened from public and private view corridors by landscaping, berms, compatible structures, or a combination of these;

- i. The permittee shall maintain all landscaping in a neat, clean and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, for irrigation of all landscaped areas except where there is turf or other ground cover.
- j. Use of the property for bingo or lotteries is prohibited, except events to which the general public is invited, such as fundraisers, bazaars and rummage sales. Said events shall be limited to no more than four (4) times a year and shall require the prior approval of a Temporary Use Permit. This restriction shall not apply to accessory or incidental uses, such as parties, dances, meetings and activities associated with the YMCA, which are limited to members of the facility and their guests, and enrollees of programs offer by the YMCA and their guests. All events and activities shall disband no later than 10:00 p.m.;
- k. All YMCA related activities and programs involving minors shall be monitor or supervise by adult chaperons until they are release to the case and custody of a parent or responsible adult;
- l. No minor shall be permitted to loiter on the subject property without adult supervision after closing time at 10:00 p.m. Parents or legal guardians of minors must be contacted to pick up their children or dependents and the YMCA staff shall wait with the minor for the parent, guardian or responsible adult before releasing the minor or leaving the premises;
- m. The regular hours of operation for the facility shall be between 5:00 a.m. and 10:00 p.m., Monday through Friday and 7:00 a.m. and 10:00 p.m., Saturday and Sunday;
- n. All parking lots and other exterior lighting shall consist of high energy efficient lighting and shall be hooded and directed away from neighboring residences to prevent direct illumination and glare. All exterior lighting shall be turned off within thirty (30) minutes after conclusion of activities, with the exception of low-level sensor-activated security lighting along all pedestrian walkways leading to and from the parking lot and the property perimeter, which may remain on through the night;
- o. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times;

**CONDITIONAL USE PERMIT CASE NO. 03-178-(4)**  
**DRAFT CONDITIONS**

**Page 7 of 7**

- p. The use of an outdoor public address system or similar acoustical device and organize team sports such as football and soccer are prohibited within the outdoor areas located at the southeasterly and western portion of the subject property is strictly prohibited; and
- q. Prior to the effective date of this grant, the applicant shall provide a parking management plan subject to the review and approval of the Department of Regional Planning. Said plan shall ensure adequate parking is available whether on-site or temporary off-site for events listed in Condition No. 20j of this grant.

Letters:

Los Angeles County Department of Public Works memorandum dated August 7, 2003  
Los Angeles County Department of Health Services letter dated July 21, 2004  
Los Angeles County Fire Department memorandum dated May 14, 2004

RJF:SD

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Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



March 29, 2005

James E. Hartl, AICP  
Director of Planning

Karl Riemer  
DCA Civil Engineering Group  
17625 Crenshaw Blvd., #300  
Torrance, CA 90504

**SUBJECT: INITIAL STUDY DETERMINATION LETTER**  
**PROJECT NO. 03-178 YMCA**  
**301 South Bandini Street, San Pedro**

On March 29, 2005, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- ☐ Use of previously prepared EIR
- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☒ Mitigated Negative Declaration
- ☐ Other: \_\_\_\_\_
- ☐ Environmental Impact Report (EIR)

Please sign the enclosed "project changes/conditions due to environmental evaluation" and return or fax it to:

Department of Regional Planning  
Impact Analysis Section  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012

If you have any questions regarding the above determination or environmental document preparation, please contact Hsiao-ching Chen of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

*Daryl Koutnik*  
Daryl Koutnik, Supervising Regional Planner  
Impact Analysis Section

JEH:DLK:hcc



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl, AICP  
Director of Planning

**MITIGATED NEGATIVE DECLARATION**

**PROJECT NUMBER: CUP 03-178**

**1. DESCRIPTION:**

The project is a request for a Conditional Use Permit to allow continued use of existing San Pedro Peninsula YMCA and the following new improvements: 1) construction of a new, below-grade parking lot providing 64 vehicle spaces; 2) reconfiguration of an existing surface parking lot to increase the number of provided vehicle spaces from 97 to 126; 3) replacement of one walking trail and creation of two new walking trails; 4) consolidation of three existing driveways on 3<sup>rd</sup> Street to one new driveway on 3<sup>rd</sup> Street; 5) reconstruction of the existing driveway on Bandini Street; 6) addition of a new patio, building entry & walkway on the south side of the existing YMCA building on site; and 7) development of the canyon/ravine area on the southeastern portion of site by creating two terraced outdoor activity areas, constructing an 800 square foot building with an arts/crafts studio and rest rooms, and constructing an adjacent outdoor seating area with benches.

**2. LOCATION:**

301 South Bandini Street, San Pedro, California

**3. PROPONENT:**

YMCA of Metropolitan Los Angeles, Inc.  
301 South Bandini Street, San Pedro, CA 90731

**4. FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY**

**5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

**PREPARED BY:** Impact Analysis Section, <sup>HC</sup> Department of Regional Planning

**DATE:** March 29, 2005



\* \* \* \* INITIAL STUDY \* \* \* \*

**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

**I.A. Map Date:** February 18, 2005      **Staff Member:** Roxanne Tanemori/ Hsiao-ching Chen  
**Thomas Guide:** 824 A-4      **USGS Quad:** San Pedro  
**Location:** 301 S. Bandini Street, San Pedro, CA

**Description of Project:**

The project is a request for a Conditional Use Permit to allow continued use of existing San Pedro Peninsula YMCA and the following new improvements: 1) construction of a new, below-grade parking lot providing 64 vehicle spaces; 2) reconfiguration of an existing surface parking lot to increase the number of provided vehicle spaces from 97 to 126; 3) replacement of one walking trail and creation of two new walking trails; 4) consolidation of three existing driveways on 3<sup>rd</sup> Street to one new driveway on 3<sup>rd</sup> Street; 5) reconstruction of the existing driveway on Bandini Street; 6) addition of a new patio, building entry & walkway on the south side of the existing YMCA building on site; and 7) development of the canyon/ravine area on the southeastern portion of site by creating two terraced outdoor activity areas, constructing an 800 square foot building with an arts/crafts studio and restrooms, and constructing an adjacent outdoor seating area with benches. Parking area is below the grade of the surrounding area and total parking provided will be about 190 spaces. The development of the canyon/ravine area will require removal of an estimated 42 of the 91 trees in this area of the subject property. Re-vegetation and landscaping are also proposed for this portion of the site. The import of 3,507 cubic yards of fill material will require an estimated 270 truck trips. Trucks will travel the following haul route to and from the YMCA site: from the Harbor Freeway (I-110) to North Gaffey Street, to First Street, and to Bandini Street. Trucks will enter/exit the YMCA site via a temporary construction entrance. Conditional Use Permit and Parking Permit 91-027 authorizing the continued use of the YMCA recreation facility was approved for a twenty (20) year grant on 11/10/1993; a Zone Change from R-1 to IT-DP was adopted on 04/07/1994. After approval of CUP 91-027, Lot Line Adjustment (LLA 102-077) was approved for the portion of the site zoned R-2 on 03/27/2003, modifications were made to an elevator and to the parking configuration on site, an enclosed swimming pool was constructed, and a canopy was constructed between the two buildings on site. The occupancy load determination for the entire site is a total of 1,160 persons. Existing square footage of all structures on site totals approx. 45,500 square feet. There is also one YMCA-owned apartment building on a separate parcel zoned R-2 adjacent to the west property line (owned by the YMCA but not a part of this CUP request). The YMCA facility conducts a variety of activity programs for the community and operates from 5:00 am to 10:00 pm, Monday-Friday, and 7:00 am to 10:00 pm, Saturday and Sunday. Activities include classes, sports, daycare, summer day camp, and community meetings. A total of 154 employees work for the YMCA, however a maximum of 41 employees work on site at any given time.

**Gross Acres:** 5.80 acres

**Environmental Setting:**

The proposed project is located in an urbanized, unincorporated neighborhood surrounded by the City of Los Angeles (community of San Pedro). There are numerous single- and multi-family residences, one church, and several vacant parcels within 500 feet of the project site. The subject property is currently developed as a recreational facility with the following features: three structures on site totaling approx. 45,500 sq ft., 97 on-site parking spaces, outdoor walking trails and open space/recreation areas totaling approximately 2.16 acres. The topography of the site includes generally flat areas on the north half of the site, then slopes down approximately 20 feet to a topographic "bowl" in the southwesterly portion of the site. There is a small ravine on the southeast side of the site approx. 30 feet below grade at Bandini Street. There are grassy fields and numerous mature trees on site.

**Zoning:** IT-DP: Institutional, Development Program / R-2: Two Family Residence

**General Plan:** P: Public and Semi-Public Facilities / 1: Low Density Residential

**Community/Area wide Plan:** N/A

**Major projects in area:**

**PROJECT NUMBER**

**DESCRIPTION & STATUS**

02-131

Senior day facility; Approved 06/23/03

90-09/ TR 49212

16 multi-family units; Approved 02/19/91

88-567 / TR 47110

6 multi-family units; Approved 10/31/89

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

**Responsible Agencies**

- ☐ None  
☒ Regional Water Quality Control Board  
    ☒ Los Angeles Region  
    ☐ Lahontan Region  
☐ Coastal Commission  
☐ Army Corps of Engineers

**Trustee Agencies**

☒ None

☐ State Fish and Game

☐ State Parks

☐

**Special Reviewing Agencies**

- ☐ None  
☐ Santa Monica Mountains Conservancy  
☐ National Parks  
☐ National Forest  
☐ Edwards Air Force Base  
☐ Resource Conservation District of Santa Monica Mtns.

- ☒ City of Los Angeles  
☒ La Rambla Neighborhood Advisory Committee

☐

☐

☐

**Regional Significance**

- ☒ None  
☐ SCAG Criteria  
☐ Air Quality  
☐ Water Resources  
☐ Santa Monica Mtns. Area  
☐

**County Reviewing Agencies**

- ☐ Subdivision Committee  
☒ DPW: Traffic & Lighting Div.;  
Watershed Management Div.;  
Geotech. & Mat. Engineering Div.;  
Land Development Div.;  
Building & Safety Div.  
☒ Health Services:  
Environmental Hygiene Program  
☒ 4<sup>th</sup> Supervisorial District



IMPACT ANALYSIS MATRIX		ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		
			Potentially Significant Impact		
CATEGORY	FACTOR	Pg			Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> On site earthwork: cut & reuse of +/-1,798 c.y.; import of 3,507 c.y.
	2. Flood	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Drainage Concept/SUSMP approval required
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Additional parking adjacent to residential area
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> NPDES/SUSMP compliance required
	2. Air Quality	10	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Construction management program required
	3. Biota	11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> 41 of 92 trees in canyon/ravine area proposed for removal. Re-vegetation/landscaping plan required.
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Modification of existing ingress/egress points.
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mandatory Findings	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Noise

### DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: 2: Conservation & Maintenance
- ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

☐ Check if DMS overview worksheet completed (attached)

EIRs and/or staff reports shall utilize the most current DMS information available.

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

- ☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

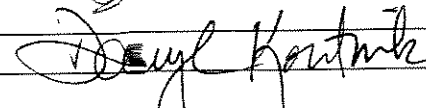
- ☒ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

- ☐ ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

- ☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Hsiao-ching Chen  Date: \_\_\_\_\_

Approved by: Daryl Koutnik  Date: 29 MARCH 2005

- ☒ This proposed project is exempt from Fish and Game CEQA filing fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

- ☐ Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? <u>Approximately 1.5 miles east of Cabrillo Fault: LA County Safety Element Plate 1: Fault Rupture Hazards and Historic Seismicity</u>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area containing a major land slide(s)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having high slope instability?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project entail substantial grading and/or alteration of topography including slopes of over 25%? <u>Approximately 5,305 cubic yards of fill material will be needed for the canyon/ravine redevelopment. Of the 5,305 cubic yards of fill required, 1,798 cubic yards will be re-used from parking lot areas and the remaining 3,507 cubic yards of fill material will be imported to the site.</u>
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on expansive soil, as defined in Table 18-1-B of Uniform Building Code (1994), creating substantial risks to life or property?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 – Sections 308B, 309, 310, and 311 and Chapters 29 and 70

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Approval of Geotechnical Report by DPW

Los Angeles County Department of Public Works—Geotechnical & Materials Engineering Division concluded that there would be no significant geotechnical hazards/impacts associated with the proposed project. Please see Department of Public Works correspondence dated January 5, 2004. Earthwork Report dated 6/25/04 on file.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, geotechnical factors?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No Impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in or subject to high mudflow conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project contribute or be subject to high erosion and debris deposition from run-off?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project substantially alter the existing drainage pattern of the site or area? <i>New parking lot will alter drainage pattern on site.</i>
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., dam failure)?

### STANDARD CODE REQUIREMENTS

- ☐ Building Ordinance No. 2225 – Section 308A    ☐ Ordinance No. 12,114 (Floodways)  
☒ Approval of Drainage Concept by DPW on 12/28/04

### ☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size    ☐ Project Design

*Comply with all requirements of the drainage concept/SUSMP conceptually approved on 12/28/04.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrologic al)** factors?

- ☐ Potentially significant    ☒ Less than significant with project mitigation    ☐ Less than significant/No impact

## HAZARDS - 3. Fire

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having inadequate water and pressure to meet fire flow standards?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the proposed use constitute a potentially dangerous fire hazard?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

- ☐ Water Ordinance No. 7834  
 ☐ Fire Ordinance No. 2947  
 ☐ Fire Regulation No. 8  
☐ Fuel Modification/Landscape Plan

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Project Design  
 ☐ Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by fire hazard factors?

- ☐ Potentially significant  
 ☐ Less than significant with project mitigation  
 ☒ Less than significant/No impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located near a high noise source (airports, railroads, freeways, industry)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?</p> <p><i>The project proposes to increase on-site parking; residential uses surround the project site.</i></p>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<p>Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?</p> <p><i>Project proposes additional parking area and limited expansion of an existing permitted YMCA facility.</i></p>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778      ☐ Building Ordinance No. 2225--Chapter 35

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size    ☐ Project Design    ☐ Compatible Use

*Department of Health Services—Environmental Health—Environmental Hygiene Program (DHS) staff performed a site evaluation on July 15, 2004. DHS staff conducted sound monitoring at four different areas within the site to assess existing Community Noise Equivalent Levels (CNEL). Sound monitoring results indicated that the project site will not significantly impact surrounding properties with the noise it will generate nor will the facility be significantly impacted by noise from surrounding properties. As a condition of project approval, the applicant shall agree to prohibit the following activities: team sports such as football and soccer, use of PA systems or loud speakers within the proposed canyon area of the project site. All construction and grading activities will be limited to the hours of 7:00 am to 5:00 pm. All other aspects of construction and grading activities will be limited by Title 12, Section 12.08.440 of the Los Angeles County code. DHS correspondence dated July 16, 2004 on file.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by noise?

☐ Potentially significant      ☒ Less than significant with project mitigation      ☐ Less than significant/No impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? <i>The project site is served by public water.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?  If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>Project is subject to NPDES/SUSMP compliance.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>Project is subject to NPDES/SUSMP compliance.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?   

### STANDARD CODE REQUIREMENTS

- |   |  |
|---|--|
| <input type="checkbox"/> Industrial Waste Permit            | <input type="checkbox"/> Health Code – Ordinance No. 7583, Chapter 5 |
| <input type="checkbox"/> Plumbing Code – Ordinance No. 2269 | <input checked="" type="checkbox"/> NPDES Permit Compliance (DPW)    |

### ☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size    ☐ Project Design    ☐ Compatible Use

*Comply with all requirements of the drainage concept/SUSMP conceptually approved on 12/28/04.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

- ☐ Potentially significant   
 ☒ Less than significant with project mitigation   
 ☐ Less than significant/No impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance per Screening Tables of the CEQA Air Quality Handbook?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Dust will be generated from the grading and soil imported to the site.</i> Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors?  <i>270 truck trips are estimated for import of fill material to the project site.</i>

### STANDARD CODE REQUIREMENTS

☐ Health and Safety Code – Section 40506

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design      ☐ Air Quality Report

*Applicant shall be required to implement and comply with all requirements of a construction management plan incorporating grading and construction best management practices and erosion control measures in order to limit impacts associated with earth moving/construction activities. See Mitigation Monitoring Program for more information regarding these requirements.*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

☐ Potentially significant      ☒ Less than significant with project mitigation      ☐ Less than significant/No impact



## RESOURCES - 3. Biota

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is a major drainage course, as identified on USGS quad sheets by a blue dashed line, located on the project site?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

*Numerous trees are located in the canyon/ravine area on the southeast side of the property.*

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size     
 ☐ Project Design     
 ☐ ERB/SEATAC Review     
 ☐ Oak Tree Permit

*There are 92 trees on site including the following species: palm, ash, bottle, eucalyptus, ficus, ash, pepper, pine, sequoia, and yucca. A total of 41 trees are proposed for removal as a result of redevelopment of the canyon/ravine area. A preliminary re-vegetation/landscape plan has been submitted Department of Regional Planning (DRP) for review. A Landscape Plan incorporating specific requirements shall be submitted to DRP for review and approval prior to issuance of any grading permit(s).*

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

☐ Potentially significant     
 ☒ Less than significant with project mitigation     
 ☐ Less than significant/No impact

## RESOURCES - 4. Archaeological/Historical/Paleontological

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size     
 ☐ Project Design     
 ☐ Phase 1 Archaeology Report

*Project is a proposed expansion of an existing facility located within the highly urbanized San Pedro Area.*

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on archaeological, historical, or paleontological resources?

☐ Potentially significant     
 ☐ Less than significant with project mitigation     
 ☒ Less than significant/No impact

## RESOURCES - 5. Mineral Resources

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on mineral resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 6. Agriculture Resources

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size                      ☐ Project Design

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### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☒ Potentially significant                     
 ☐ Less than significant with project mitigation                     
 ☒ Less than significant/No impact

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Other factors (e.g., grading or landform alteration)?

*Applicant proposes removal of trees on portion of the subject property.*

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Visual Report

☐ Compatible Use

*Please see discussion on page 11 – Biota for information regarding Landscape Plan requirement.*

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on scenic qualities?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

## SERVICES - 1. Traffic/Access

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in any hazardous traffic conditions?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions? <i>Project will increase on-site parking. Proposed project will consolidate driveways on 3<sup>rd</sup> Street and realign driveway on Bandini Street.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors? <i>An egress hazard was identified at the existing driveway on Bandini Street.</i>

### ☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☒ Project Design    ☒ Traffic Report    ☒ Consultation with Traffic & Lighting Division

*Traffic Study Report dated June 23, 2004 and a revised Traffic Study dated November 2004 on file. Site Plan/CUP Exhibit "A" dated February 18, 2005 depicts driveway improvements approved by the Department of Public Works Traffic and Lighting in March, 2005. See attached mitigation measures for details.*

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on traffic/access factors?

☐ Potentially significant   
 ☒ Less than significant with project mitigation   
 ☐ Less than significant/No impact

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ If served by a community sewage system, could the project create capacity problems at the treatment plant?
- b. ☐ ☒ ☐ Could the project create capacity problems in the sewer lines serving the project site?
- c. ☐ ☐ ☐ Other factors?
- 
- 

### STANDARD CODE REQUIREMENTS

- ☐ Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- ☐ Plumbing Code – Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

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### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

## SERVICES - 3. Education

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at the district level?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS  
☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to educational facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact



## SERVICES - 4. Fire/Sheriff Services

### SETTING/IMPACTS

Yes No Maybe

1. ☐ Yes ☒ No ☐ Maybe  
 Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?  
*Nearest Fire Station is located approximately one mile from the project site at the northeast corner of 16<sup>th</sup> and Grand Avenue. Nearest Sheriff Station: Lomita Station is located at 26123 Narbonne Ave., Lomita, CA 90717.*
2. ☐ Yes ☒ No ☐ Maybe  
 Are there any special fire or law enforcement problems associated with the project or the general area?
3. ☐ Yes ☐ No ☐ Maybe  
 Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Fire Mitigation Fee

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to fire/sheriff services?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

## SERVICES - 5. Utilities/Other Services

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☐ Plumbing Code – Ordinance No. 2269
 ☐ Water Code – Ordinance No. 7834

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size
 ☐ Project Design

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

	Yes	No	Maybe	
1.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in an inefficient use of energy resources?
2.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a major change in the patterns, scale, or character of the general area or community? <i>YMCA facility is currently operating under a valid Conditional Use Permit (CUP 91-027).</i>
3.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in a significant reduction in the amount of agricultural land?
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

### STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant      ☐ Less than significant with project mitigation      ☒ Less than significant/No impact

## OTHER FACTORS - 2. Environmental Safety

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Toxic Clean-up Plan

### CONCLUSION

Considering the above information, could the project have a significant impact relative to public safety?

☒ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

## OTHER FACTORS - 3. Land Use

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
<hr/>				
				<i>YMCA facility is operating under a valid Conditional Use Permit (CUP 91-027).</i>
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?
<hr/>				
<hr/>				
<hr/>				

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

## OTHER FACTORS - 4. Population/Housing/Employment/Recreation

### SETTING/IMPACTS

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant
 ☐ Less than significant with project mitigation
 ☒ Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?  <i>Traffic, water quality, air quality, noise</i>

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant
 ☒ Less than significant with project mitigation
 ☐ Less than significant/No impact

**PROJECT CHANGES/CONDITIONS  
DUE TO ENVIRONMENTAL EVALUATION**

**PROJECT No. CUP 03-178**

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports by a Mitigation Monitoring Program (MMP).

**Drainage/Water Quality**

Prior to issuance of any building permits, the applicant shall comply with the requirements of the drainage concept/Standard Urban Stormwater Mitigation Plan (SUSMP) which was conceptually approved on December 28, 2004 to the satisfaction of the Department of Public Works.

**Noise**

To reduce project's noise impact to the adjacent residential areas, the following activities shall be prohibited within the proposed canyon area on the west side of the site: team sports such as football and soccer and use of public announcement system or loud speakers.

All the construction and grading activities shall be limited to between 7:00 a.m. to 5:00 p.m.

**Air Quality**

The applicant shall comply with all requirements of a construction management plan incorporating grading and construction best management practices (BMPs) and erosion control measures in order to reduce air quality impacts associated with earth moving/construction activities. A copy of the construction management plan shall be submitted to the South Coast Air Quality Management District (SCAQMD) for review and approval. A copy of the approved plan shall be forwarded to the Department of Regional Planning.

**Biota**

Prior to issuance of any grading permit, the applicant shall submit a Landscape/Revegetation Plan to the Department of Regional Planning for review and approval prior to issuance of any grading permit.



## Traffic

The three driveways on 3<sup>rd</sup> Street shall be consolidated into the easterly most driveway, which is currently aligned with South La Alameda Avenue.

In order to reduce construction related traffic impacts, the applicant shall limit construction-related traffic, especially construction equipment, pickup and dump trucks and other material delivery trucks, be limited to weekday off-peak hours.

Street parking shall be restricted a minimum of 25 feet in each direction adjacent to the recommended driveway on 3<sup>rd</sup> Street and the driveway on South Bandini Street.

The applicant shall submit to the Department of Public Works Land Development Review Section a 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways and driveways opposite the project frontage.

## Mitigation Compliance

As a means of ensuring compliance of above mitigation measures, the applicant and subsequent owner(s) are responsible for submitting mitigation compliance report annually from the date of permit approval or as required to the DRP for review, and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented and completed.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date

# MITIGATION MONITORING PROGRAM

PROJECT No. 03-178-(4)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<b>Drainage/Water Quality</b>				
Prior to issuance of any building permits, the applicant shall comply with the requirements of the drainage concept/Standard Urban Stormwater Mitigation Plan (SUSMP) which was conceptually approved on December 28, 2004 to the satisfaction of the Department of Public Works.	In compliance with approved drainage concept/SUSMP	Prior to issuance of grading permit	Applicant	Public Works
<b>Noise</b>				
To reduce project's noise impact to the adjacent residential areas, the following activities shall be prohibited within the proposed canyon area on the west side of the site: Team sports such as football and soccer and use of public announcement system or loud speakers.	No team sports such as football and soccer and use of public announcement system or loud speakers within the proposed canyon area on the west side	During the life of the permit	Applicant	Health Services Regional Planning
All construction and grading activities shall be limited to between 7:00 a.m. to 5:00 p.m.	In compliance with construction schedule as specified	During construction	Applicant	Health Services
<b>Air Quality</b>				
The applicant shall comply with all requirements of a construction management plan incorporating grading and construction best management practices (BMPs) and erosion control measures in order to reduce	Submittal and approval of construction management plan	Prior to issuance of grading permit	Applicant	AQMD Regional Planning Public Works

**MITIGATION MONITORING PROGRAM**  
PROJECT No. 03-178-(4)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
<p>air quality impacts associated with earth moving/construction activities. A copy of the construction management plan shall be submitted to the South Coast Air Quality Management District (SCAQMD) for review and approval. A copy of the approved plan shall be <b>forwarded to the Department of Regional Planning and Department of Public Works Building and Safety Division.</b></p>				
<b>Biota</b>				
<p>Prior to issuance of any grading permit, the applicant shall submit a Landscape Plan to the Department of Regional Planning for review and approval prior to issuance of any grading permit.</p>	Submittal and approval of Landscape Plan	Prior to issuance of grading permit	Applicant	Regional Planning
<b>Traffic</b>				
<p>The three driveways on 3<sup>rd</sup> Street shall be consolidated into the easterly most driveway, which is currently aligned with South La Alameda Avenue.</p>	Submittal and approval of 40-foot-scale site plan	Prior to issuance of grading permit	Applicant	Public Works
<p>In order to reduce construction related traffic impacts, the applicant shall limit construction-related traffic, especially construction equipment,</p>	Construction traffic to be limited to weekday off-peak hours.	During project construction	Applicant	Public Works

# MITIGATION MONITORING PROGRAM

PROJECT No. 03-178-(4)

Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
pickup and dump trucks and her material delivery trucks, be limited to weekday 7-peak hours.				
street parking shall be restricted a minimum of 25 feet in each direction adjacent to the recommended driveway on 1 <sup>st</sup> Street and the driveway on South Bandini Street.	Submittal and approval of 40-foot-scale site plan	Prior to issuance of grading permit	Applicant	Public Works
he applicant shall submit to the Department of Public Works Land Development Review Section a 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways and driveways opposite the project frontage.	Submittal and approval of 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways and driveways opposite the project frontage.	Prior to issuance of grading permit	Applicant	Public Works
<b>Mitigation Compliance</b> as a means of ensuring compliance of all above mitigation measures, the applicant is responsible for submitting annual mitigation compliance report to the JRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.	Submittal of annual Mitigation Measure Compliance report and replenishment of Mitigation Monitoring account	Annual under such time as all mitigation measures have been implemented.	Applicant	Regional Planning

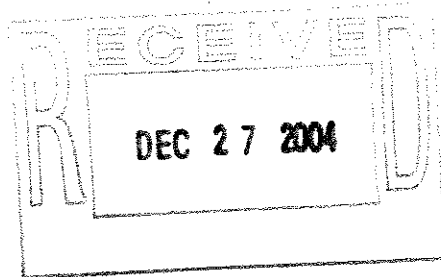




**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF PUBLIC WORKS**

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P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE  
REFER TO FILE: T-4

December 21, 2004

Mr. Karl M. Riemer  
DCA Civil Engineering Group  
17625 Crenshaw Boulevard, No. 300  
Torrance, CA 90504

Dear Mr. Riemer:

**SAN PEDRO PENINSULA YMCA**  
**CONDITIONAL USE PERMIT 03178**  
**REVISED TRAFFIC STUDY (NOVEMBER 8, 2004)**  
**SAN PEDRO AREA**

As requested, we have reviewed the above-mentioned document. The proposed project is located at 301 South Bandini Street in the unincorporated County of Los Angeles area of San Pedro.

We disagree with the study's recommendation of alternative improvement Concept B at the Bandini Street driveway. Instead, we recommend improvement Concept A, which restricts on-street parking 25 feet adjacent to the driveway at this location.

We agree with the location of the 3rd Street driveway. The driveway must be aligned to allow nonconflicting movements to La Alameda Avenue. The driveway must also be widened to minimize nonconflicting southbound movements from La Alameda Avenue to the driveway. Detailed striping and signage plan shall be prepared and submitted to Public Works for review and approval.

We generally agree with the study that the project will not have any significant impact to County and County/City roadways in the area. However, we believe that the project may have a temporary transportation circulation impact on nearby County/City roadways and intersections during the construction of the project. We recommend that construction-related traffic, especially construction equipment, pickup and dump trucks, and other material delivery trucks, be limited on adjacent streets during weekday peak hours.

Mr. Karl M. Riemer  
December 21, 2004  
Page 2

In order to complete our review, a new 40-foot-scale site plan showing access locations in relationship to adjacent intersections and driveways, and driveways opposite the project frontage, shall be prepared and submitted to our Land Development Review Section for review and approval. Generally, the access should be designed to eliminate any potential conflicts or impedance for vehicles entering the site with parked vehicles on-site and/or on-site facilities such as trash pickup area.

If you have any questions regarding the review of the document, please contact Mr. Sam Richards of our Land Development Review Section, Traffic and Lighting Division, at (626) 300-4842.

Very truly yours,

DONALD L. WOLFE  
Interim Director of Public Works

  
WILLIAM J. WINTER  
Assistant Deputy Director  
Traffic and Lighting Division

PA:rj  
P:\t\pub\WPFILES\FILES\STU\Pat\EIR04352.doc

cc: Department of Regional Planning (Hsiao Ching Chen)

# ATTACHMENT A

CONDITIONAL USE PERMIT CASE - BURDEN OF PROOF

SEC. 22.56.040

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
  2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
  3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- (See Attached)

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- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- (See Attached)

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- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
  2. By other public or private service facilities as are required
- (See Attached)

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## ATTACHMENT TO "CONDITIONAL USE PERMIT BURDEN OF PROOF"

### Items A 1, 2, and 3:

Most of the proposed "project" will be located on the IT-DP Zoned portion of the site and will consist of parking and ingress/egress improvements. The existing YMCA building will remain virtually unchanged. The only building "floor area" that will be added is a small one-story 20 feet by 80 feet (800 S.F.) building which will provide restroom facilities and space for arts and crafts or similar uses. This building will be located in an outdoor use area in the southeast portion of the site. It is anticipated that this small addition will not result in the need for new employees/staff.

The R-2 zoned portion of the site will be used as passive open space, including a walking trail/path.

It is because of the nature of these improvements that the project is expected to have a positive impact, as described below:

The major goal of the proposed project is to increase the number of onsite parking spaces in order to reduce the demand for offsite (public street) parking generated by YMCA members. The YMCA site presently provides 97 onsite parking spaces. After the proposed improvements there will be a total of approximately 190 onsite parking spaces. This constitutes an increase of 93 parking spaces, almost double that existing.

Approximately 64 of the new parking spaces will be located in a new onsite parking area to be located at the bottom of an existing topographic bowl just south of the existing YMCA building. This new parking area will be approximately 20 feet (or more) lower in elevation than Arcadia Drive, the property abutting the parking area to the south, the existing YMCA building and Bandini Street. These topographic conditions will function to provide the properties around the YMCA site with both a line-of-sight and noise buffer from this proposed parking area. The existing onsite parking areas located north and east of the existing YMCA building, presently providing the existing 97 onsite parking spaces, will be reconfigured to provide the remainder of the onsite parking spaces. As a result of the parking improvements onsite vehicular circulation will also be improved.

In addition to the parking improvements the three existing driveways to 3<sup>rd</sup> Street will be reduced to one. The one driveway to 3<sup>rd</sup> Street will be located in an area across from La Alameda Avenue (La Alameda Avenue intersects 3<sup>rd</sup> Street from the north). The reduction in the number of driveways on 3<sup>rd</sup> Street will centralize and minimize the YMCA's vehicular traffic interface to that street and minimize traffic conflicts with 3<sup>rd</sup> Street through traffic. Additionally, the driveway location across from La Alameda Avenue is logical for traffic circulation in the area.

The new patio, building entry and pedestrian walkways to be added to the south side of the YMCA

## ATTACHMENT TO "CONDITIONAL USE PERMIT BURDEN OF PROOF"

building are necessary for pedestrian access for this parking area. The small one-story building and outdoor use area will be located in and around the existing ravine in the southerly-most portion of the site. Much of this area, including the proposed building, will be located at the bottom of the ravine and will be about 20 feet lower in elevation than Bandini Street, the abutting westerly properties, the existing YMCA building and 3rd Street. The physical nature of the ravine will provide the surrounding properties with a line-of-sight and noise buffer from this area.

The R-2 zoned portion of the site will provide passive, unobtrusive and extremely low intensity recreational use.

The proposed improvements are desired by the YMCA in order to better serve its members. However, the YMCA's goal with these improvements is also to be sensitive to the local community. That is, the parking improvements will substantially reduce YMCA-related on-street parking. Additionally, because of its location, the new parking area will be topographically separated (sight, noise) from the surrounding area. Finally, the 3rd Street driveway reconfiguration will improve YMCA driveway interface with 3rd Street and local traffic thereon. For the reasons noted, these improvements will considerably benefit the local community. It is important to note that the improvements will require significant expenditure of monies by the YMCA.

The proposed 20 feet by 40 feet building and outdoor use area will make better, more efficient use of YMCA land. These are low intensity uses that will have minimal impact. Because of their location they will also be topographically isolated from the surrounding area.

For the reasons noted the proposed project will benefit both the YMCA and the community. As such the project should be a "win-win" situation for all concerned. The YMCA provides constructive, healthy, supervised family oriented activities. As a result the YMCA is a community resource and an asset that should be supported and encouraged.

### Item B:

As shown on the Site Plan, the site is more than adequate in size to accommodate the proposed project. Significant open and green spaces are provided and the improvements have been designed so as to be fully integrated with the existing YMCA facility.

### Items C 1 and 2:

The YMCA facility already exists with all necessary public services provided. Highways and street infrastructure also already exist and are fully improved. Because of the nature of the project traffic

**ATTACHMENT TO "CONDITIONAL USE PERMIT BURDEN OF PROOF"**

generation is not expected to increase over existing conditions. The project consists in large part of parking and ingress/egress improvements. These will only improve existing conditions by reducing YMCA related on-street parking and bettering YMCA driveway interface with 3<sup>rd</sup> Street and the local traffic thereon.



# ATTACHMENT B COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

MES A. NOYES, Director

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460

August 7, 2003

IN REPLY PLEASE  
REFER TO FILE: LD-4

TO: Russell Fricano  
Zoning Permits Section I  
Department of Regional Planning

FROM: Barry S. Witler *Barry S. Witler*  
Transportation Planning and Subdivision Review Section  
Land Development Division

### CONDITIONAL USE PERMIT NO. 03-178

We have reviewed the subject case in the San Pedro area in the vicinity of Bandini Street (301 South Bandini Street) and 3rd Street. This case is to increase on-site parking spaces in order to reduce the demand for off-site parking.

If this permit is approved, we recommend the following conditions:

1. Dedicate right of way for a 13-foot radius return at the corner of Bandini Street and Canon Drive, if not already dedicated.
2. Repair any displaced, broken, or damaged curb, gutter, sidewalk, and pavement on Bandini Street, 3rd Street, Arcadia Drive, and Canon Drive within or abutting the property to the satisfaction of Public Works.
3. Close any unused driveway with curb, gutter, and sidewalk on 3rd Street to the satisfaction of Public works.
4. Construct sidewalk on Arcadia Drive and Canon Drive to the satisfaction of Public Works.
5. Align the centerline of the proposed driveway on 3rd Street with the centerline of La Alameda Avenue to the satisfaction of Public works.
6. Comply with the following street lighting requirements to the satisfaction of Public Works:

- a. Provide street lights on concrete poles with underground wiring on South Bandini Street, 3rd Street, Arcadia Drive, and Canon Drive. Street lighting plans must be approved by the Street Lighting section.
- b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation is required. Upon Conditional Use Permit approval, the applicant shall enter into a secured agreement with the County of Los Angeles for the installation of the street lights in the amount of \$72,000 and comply with the conditions listed below in order for the Lighting Districts to pay for future operation and maintenance of street lights. The Board of Supervisors must approve the annexation and/or levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. The street lights shall be installed per approved plans prior to issuance of a Certificate of Occupancy.
  - 1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.
  - 2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - 3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed development area to Street Lighting Section. Contact the Street Lighting Section for map requirements, and for any questions at (626) 300-4726.
- c. The area must be annexed into the Lighting District, and all street lights in the project, or the current phase of the project, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, and all street lights in the project, or approved project phase, have been energized and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

Russell Fricano  
August 7, 2003  
Page 3

- d. Note that the annexation and/or assessment balloting process takes approximately five to six months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans.

WH:ca

CUP 03-178 INCREASE ON-SITE PARKING SPACES.DOC

cc: Traffic and Lighting (Abd elhadi, Chinn)

# ATTACHMENT C

## COUNTY OF LOS ANGELES FIRE DEPARTMENT

5823 Rickenbacker Road  
Commerce, California 90040



DATE: 05-14-2004

TO: Department of Regional Planning  
Permits and Variances

SUBJECT: CUP 03-178

LOCATION: 301 So. Bandini Street.

- ☐ The Fire Department has no additional requirements for this permit.
- ☒ The required fire flow for this development is 4000 gallons per minute for 4 hours. The water mains in the street, fronting this property must be capable of delivering this flow at 20 pounds per square inch residual pressure.
- ☐ Install    Public and/or    On-site and/or    Verify / Upgrade 6" X 4" X 2 1/2" fire hydrants, conforming to AWWA C503-75 or approved equal. All installations must meet Fire Department specifications. Fire hydrant systems must be installed in accordance with the Utility Manual of Ordinance 7834 and all installations must be inspected and flow tested prior to final approval.
- ☒ Comments: Provide evidence on LACoFD fire flow form, Form 196, that the hydrants and available flow rate meets LACoFD requirements. This form should be submitted to the Fire Prevention, Land Development office, 5823 Rickenbacker Rd. Commerce - 90040 Phone: 323 890-4243, for verification of these requirements.
- ☐ Location:
- ☒ Access: Access is adequate as shown.
- ☐ Special Requirements:

Fire Protection facilities; including access must be provided prior to and during construction. Should any questions arise regarding this matter, please feel free to call our office @ (323) 890-4243.

Inspector: *Janna Masi*

Co.CUP 04/04

Land Development Unit - Fire Prevention Division -- (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES  
DEPARTMENT OF HEALTH SERVICES  
**Public Health**

THOMAS L. GARTHWAITE, M.D.  
Director of Health Services and Chief Medical Officer

JONATHAN E. FIELDING, M.D., M.P.H.  
Director of Public Health and Health Officer

**Environmental Health**

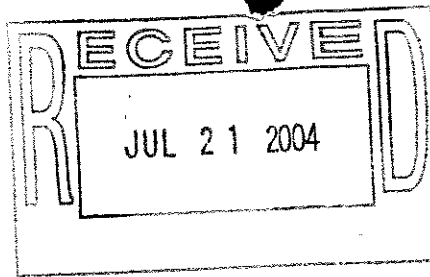
ARTURO AGUIRRE, Director  
5050 Commerce Drive, Room 201  
Baldwin Park, CA 91706-1423  
TEL (626) 430-5110 FAX (626) 813-3009

**Environmental Hygiene Program**

5050 Commerce Drive, Room 115  
Baldwin Park, CA 91706-1423  
(626) 430-5440 FAX (626) 813-3025

[www.lapublichealth.org/eh](http://www.lapublichealth.org/eh)

**ATTACHMENT D**



**BOARD OF SUPERVISORS**

**Gloria Molina**  
First District

**Yvonne Brathwaite Burke**  
Second District

**Zev Yaroslavsky**  
Third District

**Don Knabe**  
Fourth District

**Michael D. Antonovich**  
Fifth District

July 15, 2004

Ms. Roxanne Tanemori  
Department of Regional Planning  
Impact Analysis Section  
320 West Temple Street  
Los Angeles, CA 90012

Dear Ms. Roxanne Tanemori:

**RE: Noise CUP #03-178 YMCA San Pedro, 301 S. Bandini St., San Pedro, CA**

This is to inform you that upon review of all documents and investigation at the proposed project at the YMCA San Pedro 301 S. Bandini St., San Pedro, CA., it appears the project will not significantly impact any other property with the noise it will generate nor be significantly impacted by surrounding properties. The following are our comments and or recommendations.

1. Sound monitoring to acquire the Community Noise Equivalent Level (CNEL) was conducted on 7/15/04. Sound monitoring results indicated the following CNEL values:
  - a) Northwest of property, driveway on 3<sup>rd</sup> st. adjacent to vacant land(west property) and across the street from 1140 W. 3<sup>rd</sup> St: 55.8 dBA;
  - b) East side of property/proposed reconfigured parking lot near 3<sup>rd</sup> & Bandini St. Intersection: 59.9 dBA; &
  - c) Southeast of property, Canon Dr. & entrance to vacant land(proposed walkway & crafts bldg.): 53.5 dBA.

The CNEL values were compared to a chart called, "Land Use Compatibility For Community Noise Environments" to see if this project would be compatible with surrounding environmental noise. The chart is from the "Guidelines for the Preparation and Content of Noise Elements for the General Plan," written by the California Department of Health Services. According to the chart, a

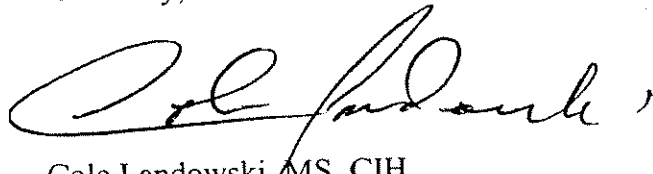


CNEL of 53.5, 55.8 & 59.9 (avg. 56.4 dBA) dBA would place the project in the category of "Normally Acceptable" which may not require specialized building construction or noise insulation features included in the design in order to minimize the impact of exterior noise upon building occupants. The only proposed construction of a new building is the Arts and crafts building which will not require any specialized building noise insulation.

2. With regard to the proposed walking trail/landscaped area on the existing vacant land on the west side of the property, we concur that organized play or sports activities (i.e. football, soccer, etc.) be prohibited in this area. We recommend that no loud speaker systems or PA systems be used in this area as well as the other proposed project areas. Ms. Julie Turner, Director of San Pedro YMCA had advised that no loud speakers or PA systems will be used or proposed.
3. The applicant must abide by the County of Los Angeles Noise Ordinance sections with regard to construction, Title 12, section 12.08.440.

We appreciate the opportunity to be of service on this project and look forward to working with you in the future. If you have any questions, please contact Robert Vasquez at (626) 430-5431.

Sincerely,



Cole Landowski, MS, CIH  
Head, Environmental Hygiene Program



Los Angeles County Department of Regional Planning  
320 West Temple Street, Los Angeles, California 90012  
Telephone (213) 974-6443

PROJECT No. 03-178-(4)  
**CONDITIONAL USE PERMIT**

RPC CONSENT DATE <b>March 15, 2006</b>	CONTINUE TO
AGENDA ITEM <b>No. 7</b>	
PUBLIC HEARING DATE July 13 and September 14, 2005	

APPLICANT YMCA of Metropolitan Los Angeles	OWNER YMCA of Metropolitan Los Angeles	REPRESENTATIVE DCA Engineering Group
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**REQUEST**  
Conditional Use Permit: To authorize the expansion and the continued operation of an existing YMCA facility. The applicant is proposing to develop additional parking spaces, an accessory building and driveway and landscape improvements on the subject property. The applicant is also proposing to redesign the interior driveways and relocate the existing vehicular entrances of the subject property

<b>LOCATION/ADDRESS</b> 301 South Bandini Street (at the southwest corner of the intersection of Bandini Street and 3 <sup>rd</sup> Street)	<b>ZONED DISTRICT</b> La Rambla
<b>ACCESS</b> 3 <sup>rd</sup> Street and Bandini Street	<b>COMMUNITY</b> San Pedro
<b>SIZE</b> 5.8 acres	<b>EXISTING LAND USE</b> Private recreation facility (YMCA)
<b>SHAPE</b> Irregular	<b>TOPOGRAPHY</b> Flat to sloping
<b>EXISTING ZONING</b> IT-DP (Institutional-Development Program) and R-2 (Two-Family Residence)	

<b>SURROUNDING LAND USES &amp; ZONING</b> North: Single and multi-family residences/R-2 and R-3 (Limited Multiple Residence)	East: Single and multi-family residences/R-2 and R-3
South: Single and multi-family residences and vacant properties/R-1 and R-2	West: Single and multi-family residences/R-1 and R-2

<b>GENERAL PLAN</b> Countywide	<b>DESIGNATION</b> Public Facilities (P) and Low Density Residential (1)	<b>MAXIMUM DENSITY</b> N/A	<b>CONSISTENCY</b> See staff analysis
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<b>ENVIRONMENTAL STATUS</b> Mitigated Negative Declaration
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**DESCRIPTION OF SITE PLAN**  
The applicant's site plan depicts an existing YMCA facility consisting of three buildings (approximately 45,500 square feet), 97 parking spaces, outdoor recreation areas comprising of trails, seating area and open space. The existing structures and the parking area are located at the northern portion of the subject property. The applicant is proposing new entry doors for the multi-story structures. Additional parking lot to accommodate 64 spaces, an 800 square foot building, walking trails and an outdoor seating area will be located at the southern portion of property. A total of 190 parking spaces are depicted (108 standard, 97 compact and 6 handicapped). Access to the facility will be provided by two driveways via 3<sup>rd</sup> Street to the north and Bandini Street to the east.

- KEY ISSUES**
- Satisfaction of Section 22.56.040, Title 22 of the Los Angeles County Code conditional use permit burden of proof requirements.
  - The existing facility is operating under Conditional Use Permit No. 91-027.
  - The applicant is proposing to import approximately 3,500 cubic yard of earth to implement the proposed development.
- (If more space is required, use opposite side)

**TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS**

<b>STAFF CONTACT PERSON</b> Samuel Dea (213) 974-6443			
<b>RPC HEARING DATE(S)</b> July 13 and September 14, 2005		<b>RPC ACTION DATE</b> March 15, 2006	
<b>MEMBERS VOTING AYE</b> Bellamy, Helsley, Rew, Modugno		<b>RPC RECOMMENDATION</b> Approval	
<b>MEMBERS VOTING NO</b> None		<b>MEMBERS ABSTAINING</b> None	<b>MEMBERS ABSENT</b> Valadez
<b>STAFF RECOMMENDATION (PRIOR TO HEARING)</b> Approval			
<b>SPEAKERS*</b> (O) 21 (F) 15		<b>PETITIONS</b> (O) 176 (F) 627	<b>LETTERS</b> (O) 48 (F) 25

\*(O) = Opponents (F) = In Favor